

The applicant requests the review and approval of replacement signage. (Page 11)

BOARD OF BUILDING STANDARDS

12. Docket 12-120-12 - B C 17520 Madison Avenue
Vision Source Madison Eye Care

- ☐ Approve
- ☐ Deny
- ☐ Defer

Pat Ackerman
Boyer Signs & Graphics Inc.
21611 Tungsten Road
Euclid, Ohio 44117

The applicant requests the review and approval of a variance for more than one business sign, pursuant to Sections 1329.09(d)(4) and 1329.12(d). (Page 29)

SIGN REVIEW

17. Docket 12-120-12 - S C 17520 Madison Avenue
Vision Source Madison Eye Care

- ☐ Approve
- ☐ Deny
- ☐ Defer

Pat Ackerman
Boyer Signs & Graphics Inc.
21611 Tungsten Road
Euclid, Ohio 44117

The applicant requests the review and approval of a window sign and panel change for a ground sign. (Page 29)

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **APPROVE** the Summary Approved. All of the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket 10-106-12 R 17611 Narragansett Avenue

- ☐ Approve
- ☐ Deny
- ☐ Defer

Stephen Martin
17607 Narragansett Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to install a fence on a consolidated parcel. This item was deferred from the meeting of November 8, 2012. (Page 6)

Mr. Siley noted for the record that the applicant was holding a board.

Stephen Martin, property owner and applicant, was present to explain the request. He proposed to build a fence along the west and front of the property in line with the houses. The six foot (6') side fence would be similar to the rear one (board-on-board), the four foot (4') front fence would allow for visibility through it, and landscaping would be comprised of tall grasses, pines, and flowers. The Board asked for a landscape plan that indicated what, where, and the number of plantings their growth. They felt the proposed fence on the west side was appropriate, but the front one was too minimalist, utilitarian; a true picket would be better, it needed to be more in line with the neighborhood.

Mr. Siley noted the Board had received communication prior to the meeting for review from members of the public. Mr. Molinski concurred.

Mike Barner, 17612 Riverside Drive, lived behind the subject lot. He supported the comments of his neighbor, Mr. Kronstain, regarding the fence. Mr. Barner e-mailed photographs about the exposed roots of two trees that were left when the garage was razed. Both he and his insurance company were concerned about the potential hazard of them falling. He was still concerned about the mulch/compost pile. He asked that any rulings be enforced.

No other members of the public wished to speak on the matter, Mr. Molinski closed public comment.

Mr. Siley clarified the trees issue was a civil matter but the City would be willing to offer information to remediate the problem. Mr. Barner expressed his opinion that the approved demolition plan should have included the trees.

The Board determined it needed a detailed, complete landscape plan, wanted to see ornamental, metal fencing along the front, and a step down fence along the side to four feet (4'). Mr. Martin was worried his rescue dog would bite children as they stuck their hands through the gaps; the Board countered chicken wire could be installed behind the fence. Mr. Siley and the Board offered possible solutions for a complete presentation.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to DEFER until the meeting of January 10, 2013. All of the members voting yea, the motion passed.

8.	Docket 11-116-12	R	1237 Chase Avenue
	<input type="checkbox"/> Approve		Andrew Zucca
	<input type="checkbox"/> Deny		1237 Chase Avenue
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

The applicant requests the review and approval of an alternative porch rail design. This item was deferred from the meeting of November 8, 2012. (Page 9)

Andrew Zucca, property owner and applicant, was present to explain the request. The proposal was to replace the former floor flower boxes with railings. He would construct a two by four (2x4) rail system he would construct; a fence. The porch floor was twenty inches (20") about the ground; rails were not required per code. He wanted to replace the handrails on the steps. The Board said that no porch railings were appropriate to the house design and encouraged the owners to retain the look. Mr. Zucca thought they could use benches. The Board said the steps handrails should be black painted metal as they would blend into the background.

No other members of the public wished to speak on the matter, Mr. Molinski closed public comment.

Mr. Siley said there composition of the plan changed, and the Board had nothing on which to vote. The application was administratively withdrawn.

*For the record, Mr. Siley said that Mr. Waddell joined the meeting during the hearing of the last docket.

6.	Docket 11-113-12	C	15100 Detroit Avenue
			Marjorie Building
	<input type="checkbox"/> Approve		Robert Blatchford
	<input type="checkbox"/> Deny		Blatchford Architects

() Defer

12429 Cedar Road, Studio 10
Cleveland Heights, Ohio 44106

The applicant requests the review and approval of exterior renovations. This item was deferred from the meeting of November 8, 2012. (Page 7)

David J. Maniet, Jr., Blatchford Architects and applicant, was present to explain the request. He was seeking approval of Phases 1, 2 & 3. After removal of the T-111 and restoration of the building, the next step was to replace the wooden storefronts with aluminum anodized glass system, and renovate the upstairs units. The second floor windows and replacement exterior doors would be painted to match the new storefront system. Among architectural changes would be the addition of bike racks, signage plan that included awnings and projection signs over the three center storefronts. The store owners would present their individual sign designs to the Board. Mr. Siley said the awnings could be considered as they were part of the renovations package. Sills were added to the grey granite panels at the bottom, and canned lights would be added to the entries with dusk to dawn sensors/timers. Material samples were provided to the Board. The center storefronts brick column effect would be restored in a matching color, and a brick column and wall would continue upwards to the second floor ceiling to provide privacy between the apartments. Another second floor door would be added to allow access to the balcony from an efficiency unit. Down lighting was proposed underneath the awnings. The cleaning and repair of the parapets would be done as necessary. The Board voice concern about matching brick colors, and the addition of a break. Mr. Maniet replied they could address the situation if it became a problem after cleaning of the exterior. The proposed grey granite was about five feet long and two feet high (5' x 2"); seams would line with storefront mullions with minimal seams. The Board felt it was too shiny and wanted something duller. The sills should be stone, chunky and project about four inches (4") and two inches (2") deep, and inset the windows more. The Board reminded the applicant the desire to have a more transparent look to The Exchange's window.

No other members of the public wished to speak on the matter, Mr. Molinski closed public comment.

Mr. Siley said the renovation was stunning and would add greatly to the area. He said the Board should stress the need for a transparent look on the east end of the building.

A motion was made by Mr. Molinski, seconded by Orban, to **APPROVE** with the following stipulations:

1. Signage submitted separately,
2. Add sill extensions at base of the storefronts,
3. The grey granite was to be a honed or flamed unpolished finish (submit sample for administrative approval), and
4. Open The Exchange's east bay for a transparent look.

All of the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

11. Docket 12-119-12

R 1483 Lakewood Avenue

() Approve

() Deny

() Defer

Diane Bija and M. Cantrell

New Creation Builders

6556 Queens Way

Brecksville, Ohio 44141

The applicants request the review and approval to build a 440 square foot garage on a floating slab rather than pouring footers as required per RCO R403.1.4.1; Frost Protection. (Page 21)

front porch and retain much of its existing architectural integrity. The majority of the end columns and surface area would remain untouched. Notches would be made in the inner round columns for placement of the window units. The existing brick and knee wall would remain. The glass installation will allow the open look to remain as their units were custom built in 1/8 inch increments. The center storm door would swing inward with the glass deadlights on the sides and above the door, and the framing would be in-plane with the windows.

The Board disapproved of enclosed porches traditionally and was not in keeping with the neighborhood. Mr. Zielinski presented a number of photographs of enclosed porches (made part of record); one of the enclosures was approved in 1988. The Board continued that the attachment of window units would cause damage to the brick columns. Mr. Swamy liked the porch but felt that water and dust damaged the hardwood porch floor. The Board stated maintenance of porch floors was a constant for all, and there were made to be painted for protection.

Sherry Halasy, 1524 Cobasset Avenue, had an enclosed porch and was in favor of the applicant's request for an enclosure.

Bruce Harris, 13980 Edgewater Drive, spoke in favor of the enclosure and suggested a modification to the steps to allow for a stoop to enter through the storm door.

No other members of the public wished to speak on the matter, Mr. Molinski closed public comment. Mr. Siley asked if there was a basement under the porch; the owner replied there was none. The Board wanted any enclosure to be temporary in nature causing no damage to the structure. Any approval in 1988 did not apply to today's standards. Mr. Fillar added there was no moisture barrier or concrete base and did not want to see the enclosed porch used as a habitable space.

Mr. Zielinski said the type of glass for the proposed would not be used for heating or air conditioning. The Board noted the rendering stated it was insulated glass. Mr. Zielinski said it was double paned but not thermal paned glass.

The Board said that approval had been based on the window framing being set back onto the porch, not joined by use of columns, using full vision glass. This one was different as it was masonry. As it faced east, it was exposed minimally to forces of weather; the porch did not warrant an enclosure.

Mr. Zielinski asked if the Board would consider the inseting glass inside the wall and columns. The frames would be three inches deep (3"). The Board felt it was enclosed enough by the roofline and the height of the porch wall. Mr. Fillar said that if there were no drainage holes on the porch wall, the addition of an enclosure would trap the water and create a bigger problem. Mr. Swamy had there were drainage holes on the front and sides. The Board noted that only a few of the windows were the slider type, and in the result would not be one of open and airy in the summer; the sense and feel of the porch would be lost. Mr. Zielinski asked if the opinion would change if the material was screen and not glass; the Board replied it would but wondered why would they do it.

A motion was made by Mr. Molinski, seconded by Mr. Mcenor, to DEFER until the meeting of January 10, 2013. All of the members voting yea, the motion passed.

9. Docket 10-109-12

17796 Detroit Avenue
Webb Food Mart

- () Approve
- () Deny
- () Defer

Elias Semaan
Webb Food Mart LLC
17796 Detroit Avenue

The applicant requests the review and approval of a projecting sign. This item was deferred from the meeting of November 8, 2012. (Page 10)

Neither the applicant nor a representative was present to explain the request. Mr. Sylvester spoke with Mr. Scmaan earlier in the week and was told the applicant was going to present revised renderings at the meeting. This was the second meeting where the applicant was not present.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DENY** the request. All of the members voting yea, the motion passed.

7.	Docket 11-114-12	R	13607 Merl Avenue
	() Approve		William R. Macko
	() Deny		13607 Merl Avenue
	() Defer		Lakewood, Ohio 44107

The applicant requests the review and approval of a front stoop. This item was deferred from the meeting of November 8, 2012. (Page 8)

Neither the applicant nor a representative was present to explain the request. Mr. Sylvester left a message and did not receive a return telephone call.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DEFER until the meeting of January 10, 2013. All of the members voting yea, the motion passed.

4.	Docket 08-79-12	R	13475 Cliff Drive (new address)
	() Approve		Mark Reinhold
	() Deny		Architect
	() Defer		1120 Forest Road Lakewood, Ohio 44107

The applicant requests the review and approval of construction drawings for a new house. This item was deferred from the meeting of November 8, 2012. (Page 5)

Mark Reinhold, applicant, was present to explain the request. Due to unresolved issues and pending decisions, the applicant requested to **WITHDRAW** the item from consideration.

15.	Docket 12-124-12	R	13474 Edgewater Drive
	() Approve		Mark Reinhold
	() Deny		Architect
	() Defer		1120 Forest Road
			Lakewood, Ohio 44107

The property owner requests the review and approval of the demolition of a single family home. (Page 62)

Joseph Szeman, an attorney at N Saint Clair Street, Painesville, OH, 44077, stated the property owners, Mr. and Mrs. Semaan, had a previous engagement which prevented them from attending the meeting, and his intent was to answer any questions addressed to them. Mark Reinhold, applicant, was present to explain the request. The lot had two separate parcels, and the cost of renovating the current home proved to be \$2.2 million dollars. The owners wanted to build the home of substantial materials to last over 100 years, place the home closer to the lake, and be visible and approachable from Edgewater Drive. The purchase of the current home via a short sale was "as is"; they were not afforded the right to an inspection, and multiple major problems were discovered after the purchase. Placement of the new home on the back lot was not viable. The value was in the land not the home.

Asked by the Board if there were drawings for a new home, Mr. Reinhold replied not yet as he was looking for guidance involving the 180 day processes involving the owners, the City and its Boards and Commissions, as was in 1139.09 (Did he mean 1134.09? - "Demolition or removal of a principal structure on a residential property(s) in a designated HPD or HP shall comply with the regulations set forth within this Chapter and those in Section 1133.09, (Ord. 62-09, Passed 12-21-09.")). The Board hesitated to approve the demolition without having a viable project to replace the structures. The Board and Mr. Siley said there was not enough information about a replacement structure to approve the demolition. Mr. Siley stated the issue before the Planning Commission was a separate matter.

Mr. Reinhold presented 34 photographs (actually 32) that showed damage to the existing home and letters of support to the Board (made part of record).

Tom Bullock, Ward II Councilman, said demolition was the most severe action. He felt rehab was possible; it was not a health and safety issue.

Jeff Weber, 1095 Homewood Drive, suggested that the Board to tour the home prior to making any decision

Jim Cross, 1106 Maple Cliff Drive, cited the change to Bay Village's character by the destruction of homes and their replacement of bigger, newer ones.

Bruce Harris, 13980 Edgewater Drive, said the maintenance of a home such as the subject one was a lot of work but was worth it.

Gaynell Mellino, 13908 Edgewater Drive, agreed with Mr. Bullock and Mr. Weber. She encouraged the Board to view final building plans prior to any decision and to consolidate the lots.

No other members of the public wished to speak on the matter, Mr. Molinski closed public comment.

Mr. Szeman was also the Zoning Director for the City of Mentor. He said the Semaans bought a home that did not exhibit all of its problems when they purchased it, and they had done nothing to exacerbate its deterioration. An offer to purchase the home for \$225,000 had been made in September by someone who spoke at the meeting, and Mr. Szeman felt that amount was indicative of the current structure's value.

Mr. Reinhold reiterated the photographs were important because they showed the asbestos and asbestos wraps, foundation damage with effervescence and advanced degradation, and more. A new home could be built of better quality. He reminded them that he and the Semaans had approval to renovate the front property that would remove the conservatory, porches, front roof and dormers.

Mr. Siley concurred with Mr. Reinhold about the approval of renovation and with Mr. Szeman's comments. He felt the Semaan's had quality professional representing and working with them. He reminded them they still needed information about a replacement home before rendering a decision.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** until the meeting of January 10, 2013. All of the members voting yea, the motion passed.

SIGN REVIEW

18. **Docket 12-123-12**

**12712 Madison Avenue
Your Right Move LLC**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Jay Yorty
2054 Dowd Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval for installation of two (2), two foot by eight foot (2'x8') business signs on south and west signboards of corner storefront (Madison and Alameda Avenues) for two (2) separate businesses. (Page 52)

Neither the applicant nor a representative was present to explain the request. Mr. Sylvester spoke with Mr. Yorty earlier in the week and submitted revised renderings that afternoon. Mr. Yorty had been at the meeting but must have left for an unknown reason.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DEFER** the item until the meeting of January 10, 2013. All of the members voting yea, the motion passed.

Mr. Siley announced this was Michael Fleenor' last meeting on the Board; he had offered his services for five years. He thanked Mr. Fleenor on behalf of the Administration and Council for his hard work, energy, expertise and dedication to the City of Lakewood; he helped make Lakewood the better place it had become.

19. **ADJOURN.**

A motion was made by Mr. Fleenor, seconded by Mr. Molinski, to **ADJORN** the meeting at 7:50 P.M. All of the members voting yea, the motion passed.



Signature

1/10/2013

Date



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Stephen Martin
2. MICHAEL BARNAN
3. ANDY ZUCCA
4. David J Morris
5. D B
6. Lynne Meluch
7. Bob Ziel
8. KUMAR SWAMY
9. GEETHA RAO
10. Jerrey Halsey
11. Bruce Harris

- [Signature]
- [Signature]
- [Signature]
- [Signature]
- D B
- LYNNE MELUCH
- ROBERT M. ZIELINSKI
- [Signature]
- Geetha Rao
- [Signature]
- [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, December 13, 2012

MARK REYNOLD

[Signature] / [Signature]

Tom Bullard
Jim Gross
TR Bullard
[Signature]



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Joseph P. Sze
2. Jeff Weber
3. Gaynel Mellino
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
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11. _____

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11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, December 13, 2012

From: Gregory Kronstain <gkron9@yahoo.com>
Sent: Wednesday, December 12, 2012 12:40 PM
To: Planning Dept
Subject: ABR meeting 12/13/12- Comments for Docket 10-106-12

To the City of Lakewood Architectural Board of Review:

Comments for Architectural Board of Review meeting for Thursday 12/13/12, Docket 10-106-12

I request that the following comments be heard for the meeting regarding the consolidated parcel located at 17611 Narragansett Avenue. I am a resident of 17617 Narragansett Avenue, which is adjacent to the subject parcel:

1) The proposed board-on-board wood fence (4 ft. height) across the front of the property, as shown in the submitted plan photos, would be an eyesore. This solid wood barrier would detract from the beauty of the individually unique homes on this street and reduce the appeal of the street, in general. It would stand out like a sore thumb from the street when approaching the property and the lot would maintain the "missing tooth" look similar to its current condition.


It was suggested by the Board at the October 2012 meeting, that a possible option would be an open black rod iron-type fence. This would offer an open feel and if combined with quality landscaping, would blend in and offer a good solution for the front of the property that is visually appealing for all the surrounding residents. The idea should be to blend the fence in naturally with the landscaping, not have it abruptly stick out and be a stand out feature on the lot.

2) The proposed board-on-board wood fence (6 ft. height) along the west property line appears to be common for this application. The 6 ft. height seems to be appropriate for the back section of fence, from the back of the house to the rear property line. However, I question the use of a 6 ft. tall fence along the limits of the house from the back to the front face (Is this even permitted beyond the back of the house?). At a minimum, I would suggest transitioning this 6 ft. height to a 4 ft. height in at least a panel length or two, prior to reaching the 4 ft. perpendicular fence across the front of the property. An abrupt step down in height would be less than appealing aesthetically.

3) This plan submittal does not specifically detail any landscaping, that was required by the Board. At the previous two deferred meetings for this docket, the Board discussed the need for a landscape plan to complement the fence design. This was to be required as part of the original approval process for the demolition permit. This landscape plan is missing.

Please consider these comments in review of this application. We as residents of Lakewood must always implement only improvements in our City that increase the value of our living space.

Thanks for your time,

Gregory R. Kronstain
17617 Narragansett Avenue
Lakewood, Ohio 44107
440-665-6041  cell

Schwarz, Johanna

From: Sylvester, Bryce
Sent: Wednesday, December 12, 2012 4:32 PM
To: Schwarz, Johanna
Subject: FW: 13 Dec Meeting: Arch Review Board Docket #10-106-12

Johanna – Can you add this to the file?

Bryce Sylvester, Project Specialist II
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6635 (Office)



From: Mike Barner [<mailto:mikedbarner@gmail.com>]
Sent: Wednesday, December 12, 2012 4:23 PM
To: Sylvester, Bryce
Cc: Greg Kronstain; Michael Barner
Subject: 13 Dec Meeting: Arch Review Board Docket #10-106-12

Good afternoon Bryce,

I have information for the board meeting tomorrow evening regarding 17611 Narragansett Ave, Docket # 10-106-12:

The attached pictures show two trees, one about 14" in diameter and the other about 10" in diameter. They are on Mr. Martin's side of a fence that I built along my property line.

I recently realized that when he demolished the former concrete block garage immediately adjacent to the trees, the trees were left with GREATLY exposed roots - significantly weakening the stability of the trees. Especially after the widespread damage caused by Hurricane Sandy, I'm concerned that Mr. Martin's actions in removing the garage put the trees' stability in jeopardy. I'm rightfully concerned that these trees will come down and take out my fence, my shed, other of my property, or even hurt a person on my property. I would further expect that, regardless of precisely where the property line is located, his actions directly caused this condition - and therefore he is responsible to mitigate it.

I ask the Board to direct Mr. Martin to remove these now weakened trees as a provision of accepting his re-submitted site restoration plan. Frankly, I don't understand why they weren't removed as a part of the garage demolition plan/execution.

*Also, you can see in the pictures that the trees are growing around and encroaching on some common utility wires.

I took the pictures while standing on Mr. Greg Kronstain's property. He's copied.

Please call me to discuss.

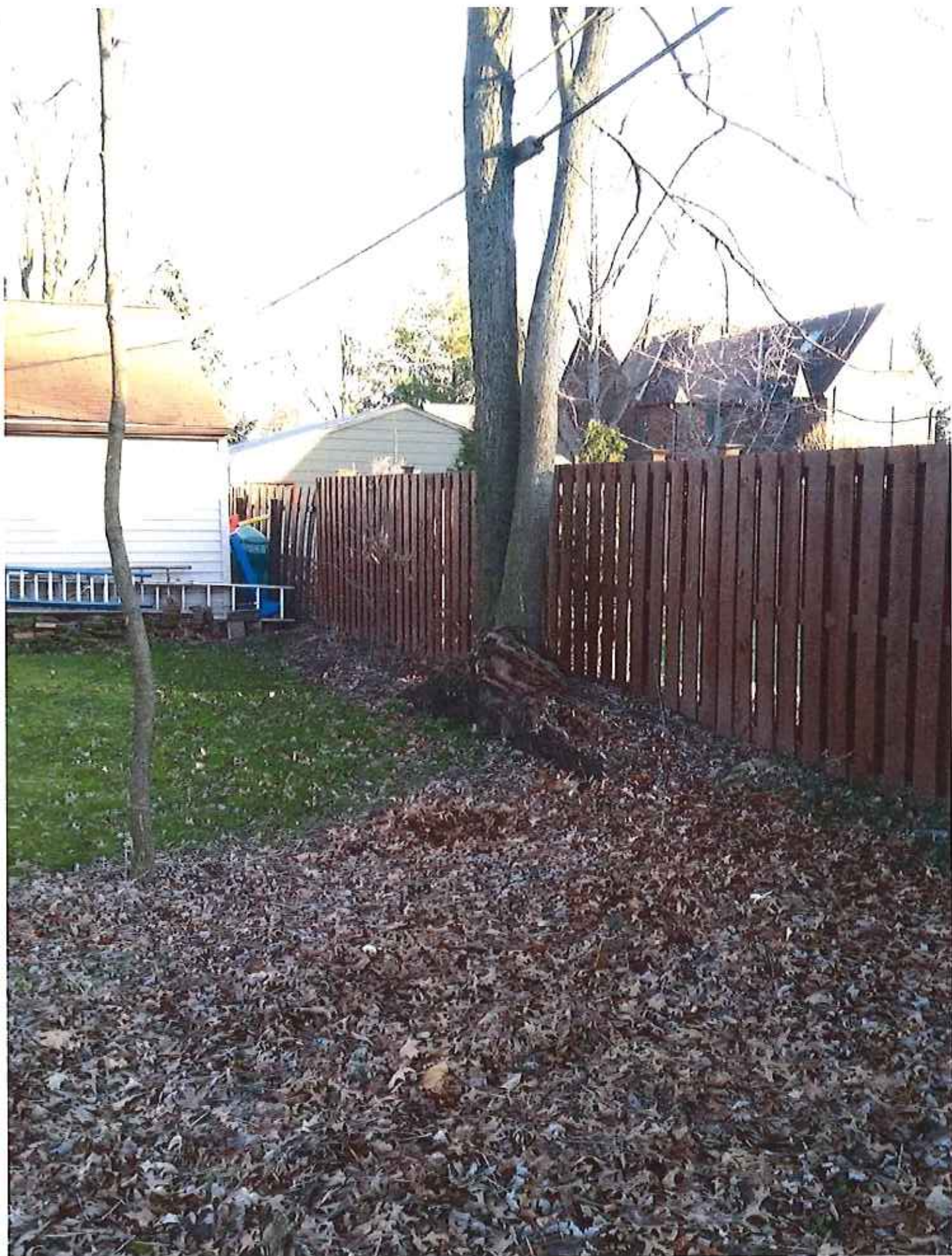
-I'll be there tomorrow night and would like to address the board again, unless you can present this information to them for me ahead of time.

Sincerely,

Mike Barner, PE
216-970-5675



IMG_0330





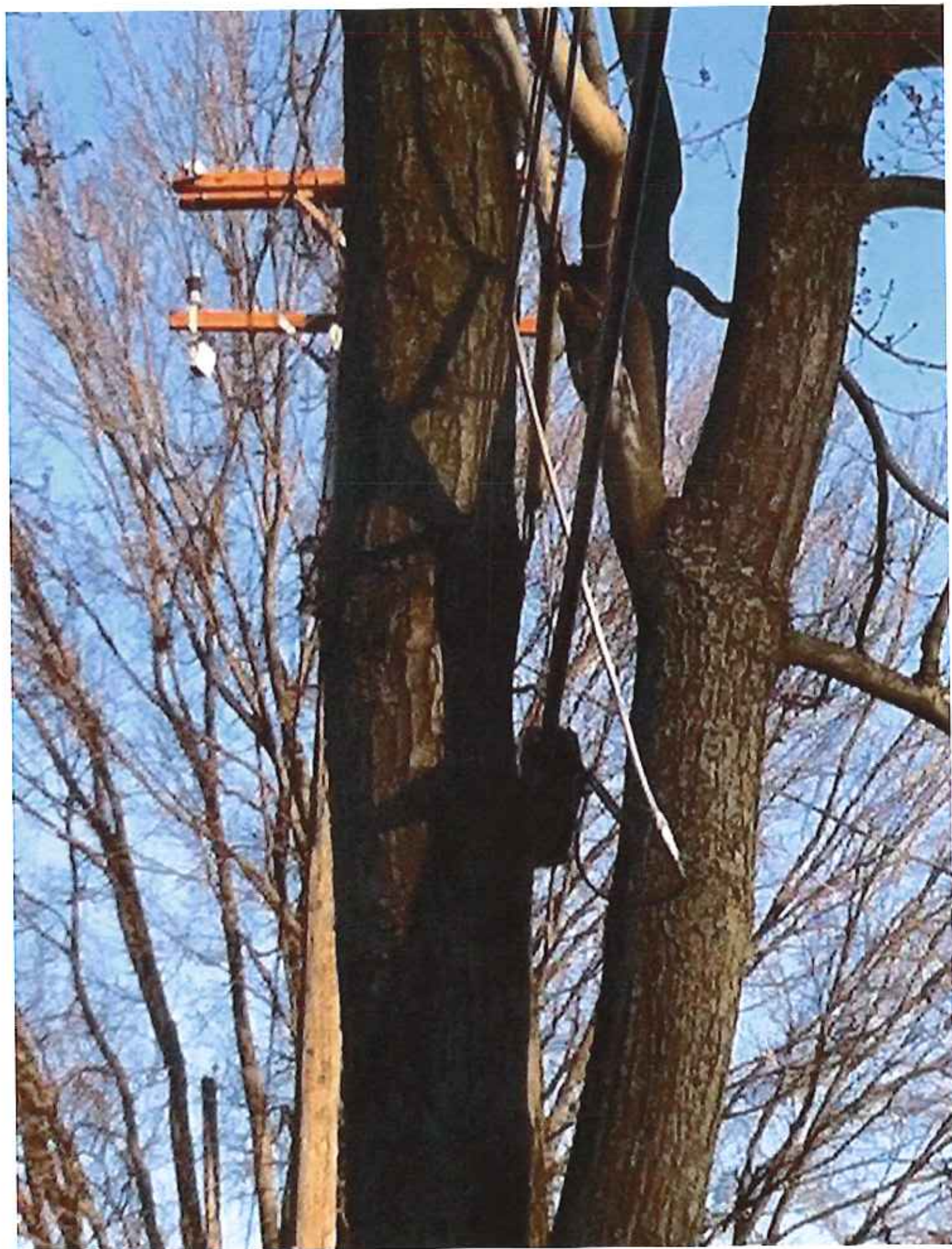
IMG_0332



IMG_0333

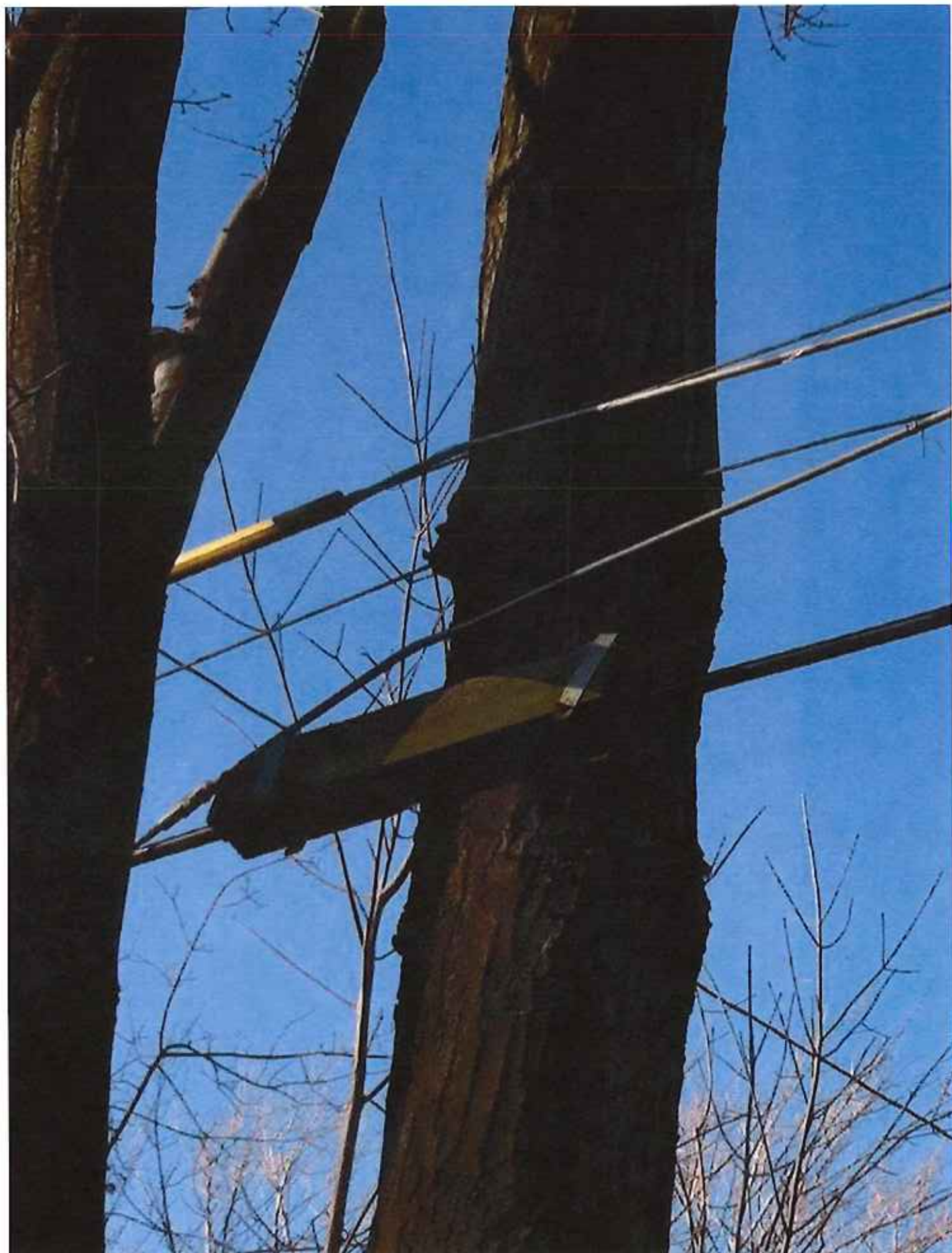


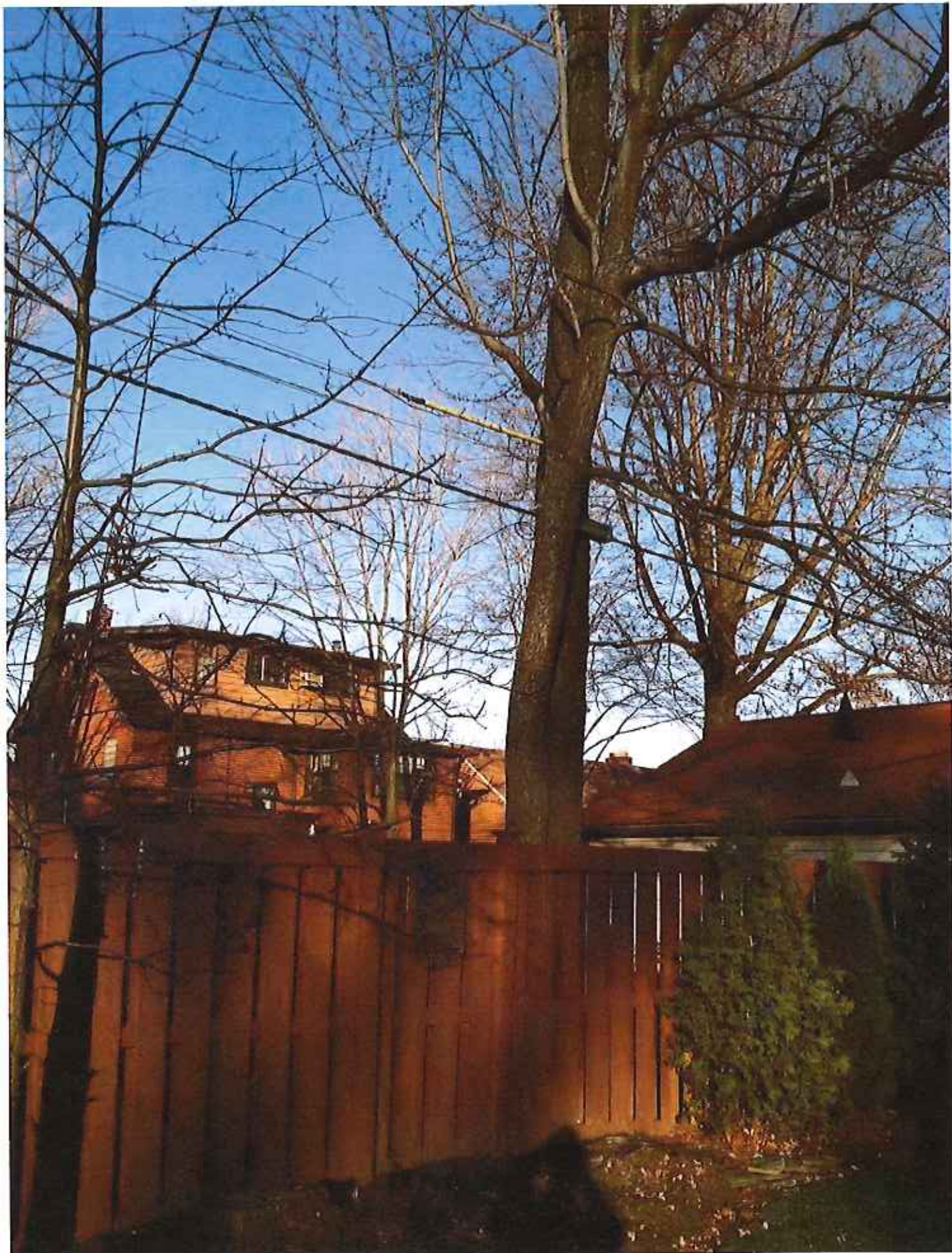
IMG_0334



IMG_0335







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NARRAGANSETT AVENUE 60'

NIAGARA AVENUE 60'



LOT A
TOTAL CONSOLIDATED
AREA=0.2873 ACRES
(12,000 SQ. FT.)

DEED OF CONFESSION AND A
MORTGAGE TO THE CITY OF
LAKEWOOD, OHIO

STEPHEN E. MARTIN
REALTY COMPANY'S
VOL. 65, P. 10 C.O.M.R.

THE MARS-NAGAR
REALTY COMPANY'S
VOL. 65, P. 10 C.O.M.R.

SIL 29

SIL 28

ALLIANCE

ABBREVIATIONS

LEGEND



SCALE: 1" = 20'

LOT CONSOLIDATION

STEPHEN E. MARTIN

STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF LAKEWOOD, OHIO
BEFORE ME, the undersigned authority, on this 5th day of October, 2012, personally appeared STEPHEN E. MARTIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of October, 2012.

NOTARY PUBLIC, CUYAHOGA COUNTY, OHIO

DEMPSEY SURVEYING COMPANY
10000 W. 100th St., Suite 100, Cleveland, OH 44122
Tel: 216.780.1111 Fax: 216.780.1112

APPROVALS
PLANNING COMMISSION PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, OHIO THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

THIS LOT CONSOLIDATION PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD, OHIO THIS _____ DAY OF _____, 20____.

CITY ENGINEER

ACCEPTANCE

STEPHEN E. MARTIN, REALTY OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY AGREE TO AND ACCEPT THIS LOT CONSOLIDATION.

STEPHEN E. MARTIN

DEED MATR

STATE OF _____

COUNTY OF _____

BEFORE ME, a Notary Public in and for the State of Ohio, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTARY PUBLIC

BY COMMISSION EXPIRES _____



I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND ON SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.

CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 2814
DATE OF SURVEY: OCTOBER 5, 2012

DEMPSEY SURVEYING COMPANY
10000 W. 100th St., Suite 100, Cleveland, OH 44122
Tel: 216.780.1111 Fax: 216.780.1112

City of Lakewood

Architectural Board of Review

17611 Narragansett Ave

REVISED PLAN

Stephen and Heidi Martin
17607 Narragansett Avenue

DESCRIPTION OF PLAN

FENCING:

The plan is to install a wooden fence along the West side of the former 17611 property line. The fence will start even with the front of the properties located at 17607 and 17617 Narragansett Avenue and extend back approximately 115 feet, stopping just short of the telephone pole located at the South West corner of the property. The plan also calls for installing a wooden fence along the front (North end) of the property even with the front of the 17607 and 17617 Narragansett houses. The front fence will be the same style fence as what is installed along the West side of the property and will start where the West fence ends in the front and will extend across the front of the property approximately 50 feet, ending just shy of the current 17607 Narragansett Ave. driveway.

The fence installed along the West side of the property will be made of interwoven 5/8"x6"x6" picket fencing. The same style fence will be installed along the North side of the property except the wood will not be interwoven (one side only) and it will only be 4 feet high.

LANDSCAPING:

Various plants, bushes and grasses will be planted on the street side of the North fence. The base will be covered with black mulch consistent with the 17607 Narragansett property. See some examples at Exhibit D

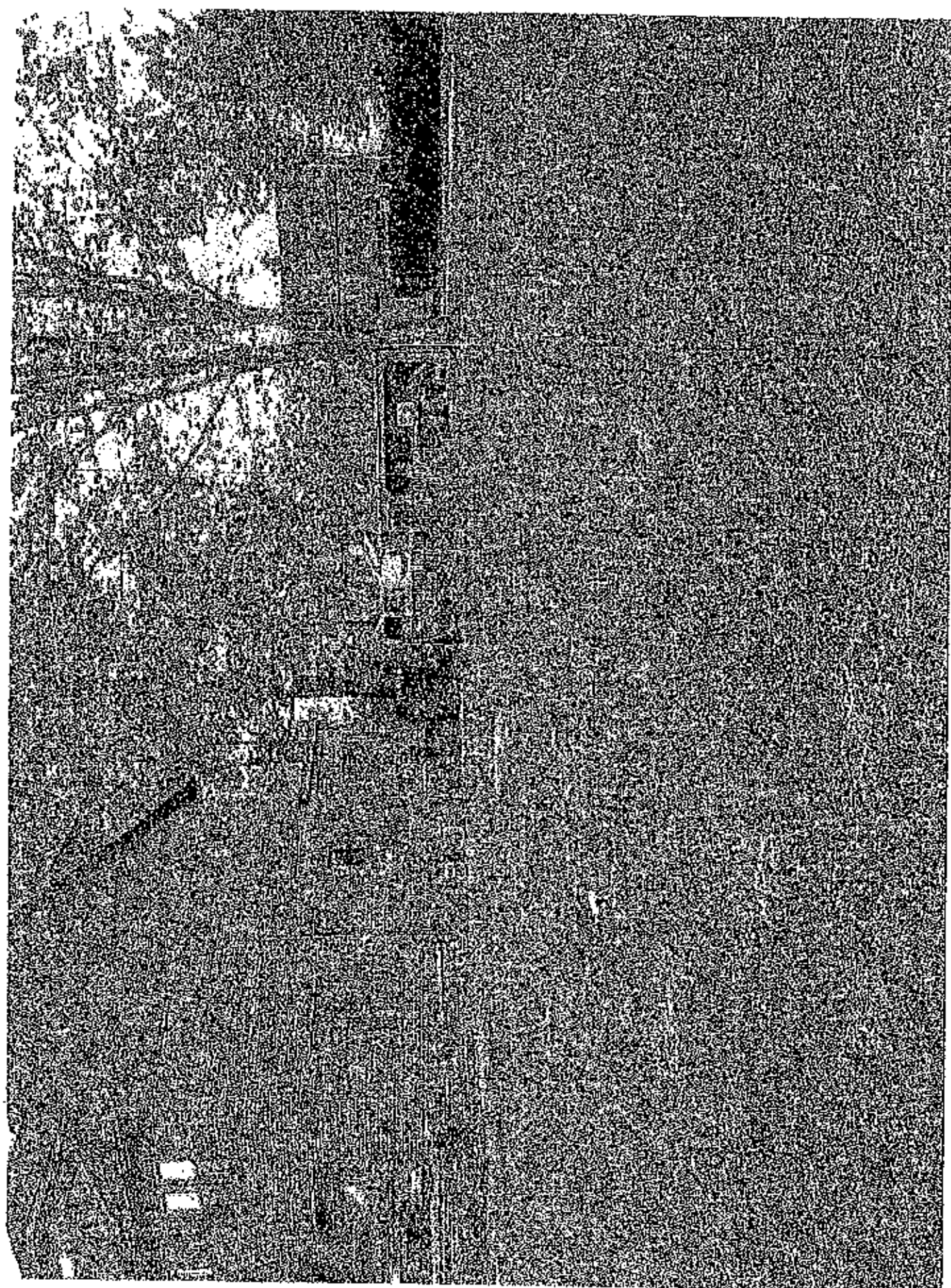
Also see exhibits:

- Exhibit A - current photos of existing property (lot);
- Exhibit B - diagram of proposed fencing layout; and
- Exhibit C - picture of proposed wood fencing style
- Exhibit D - pictures of sample landscaping

SIGNED BY:



EXHIBIT A



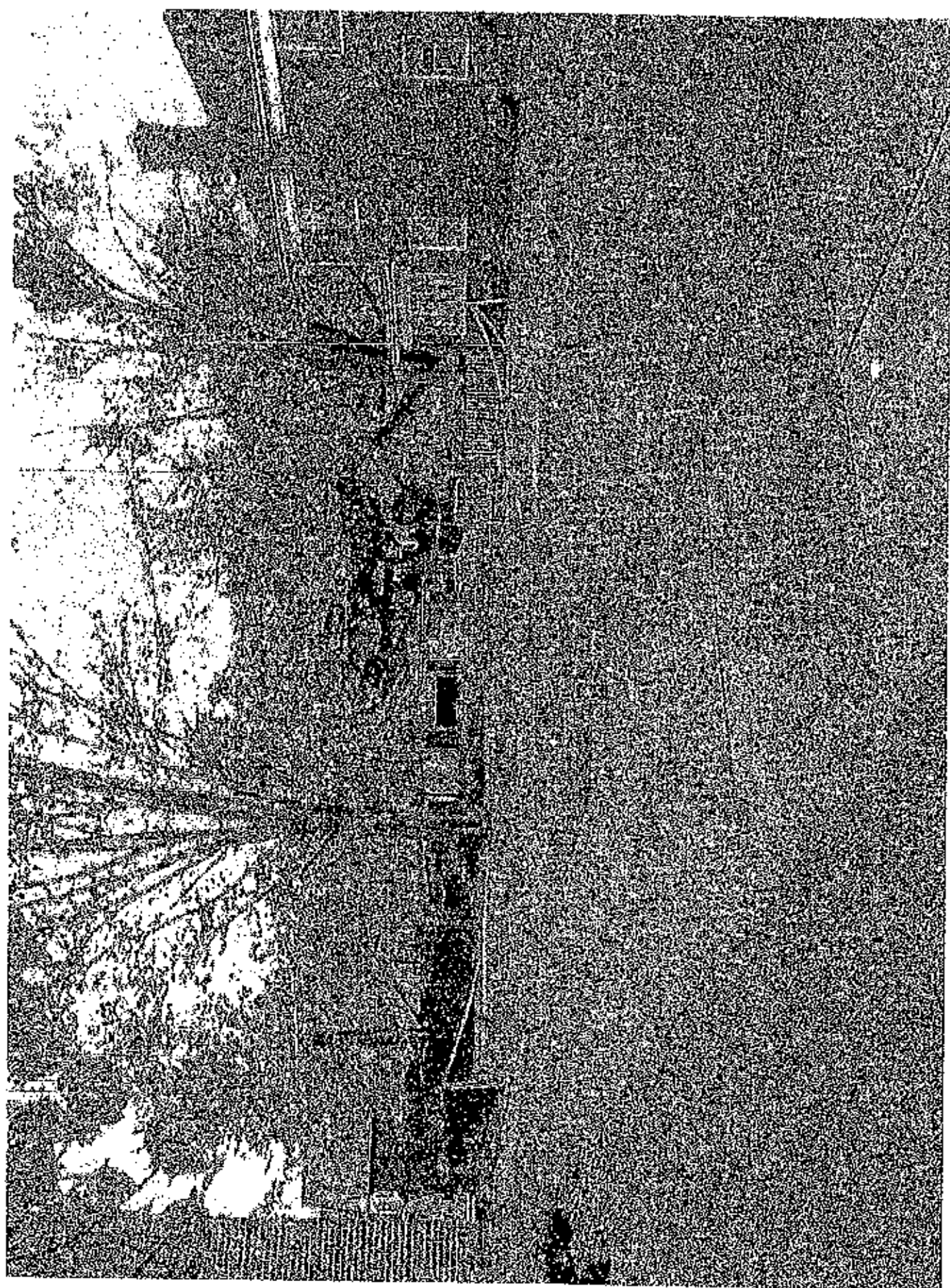
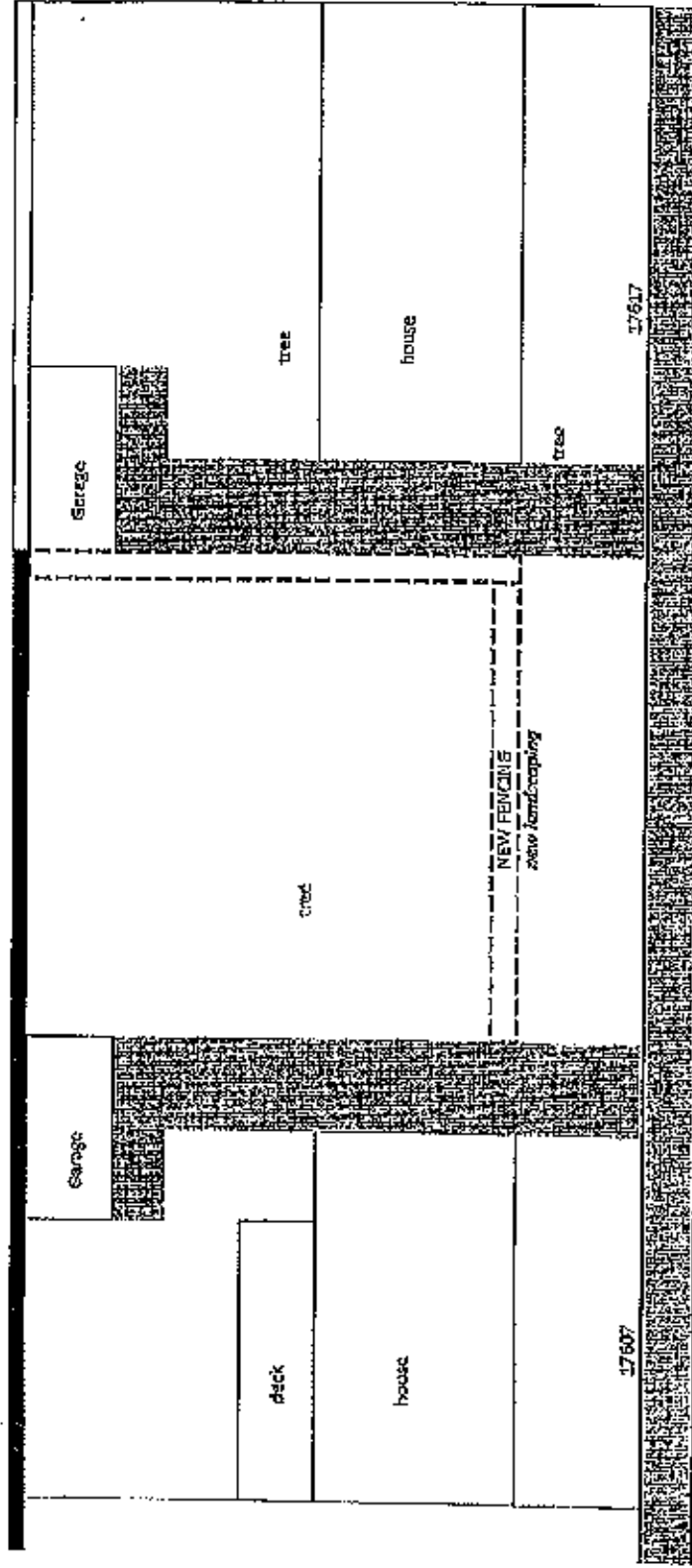


EXHIBIT B

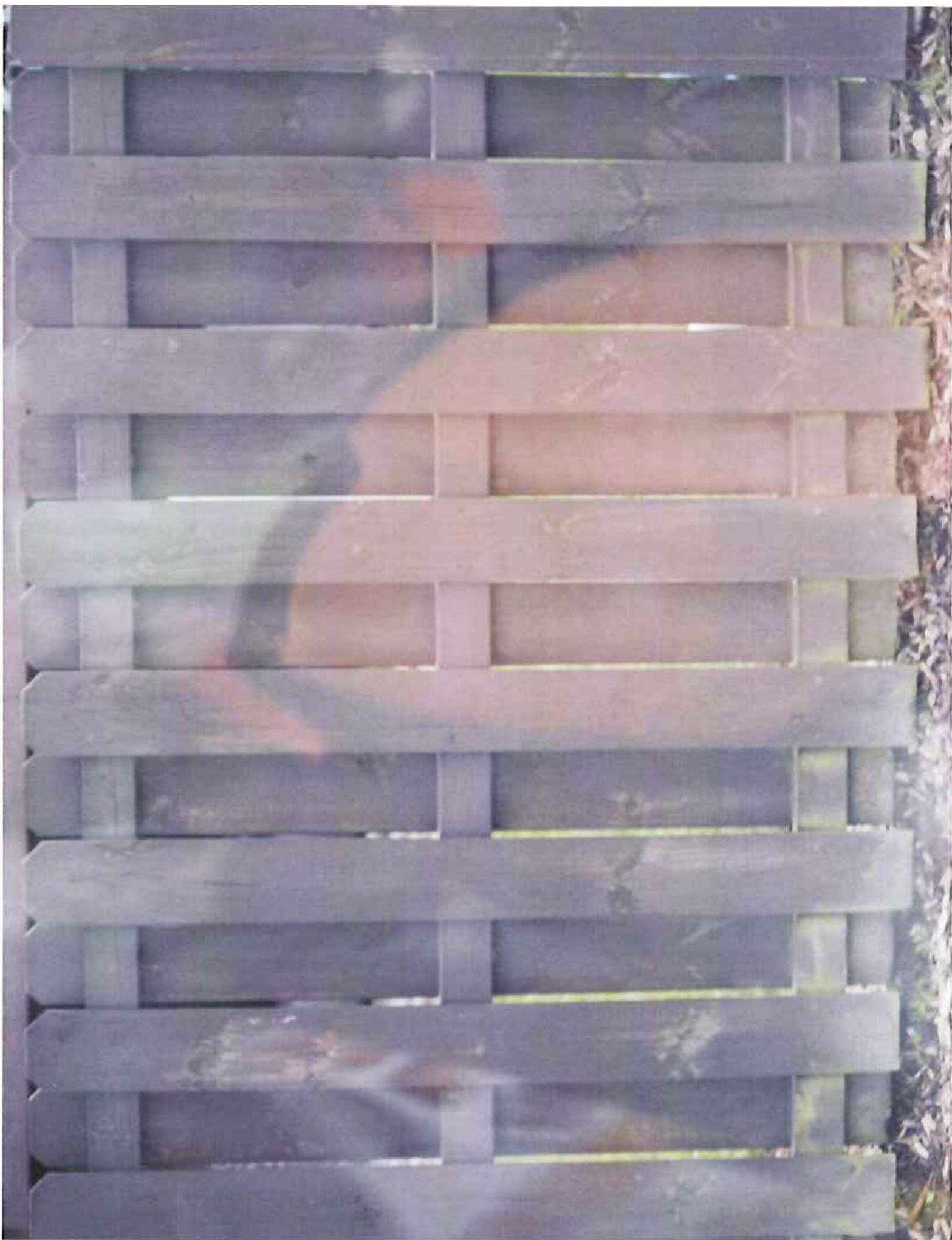
17607 AND 17611 LOT CONSOLIDATION
PROPOSED DESIGN

SOUTH



NORTH

EXHIBIT C



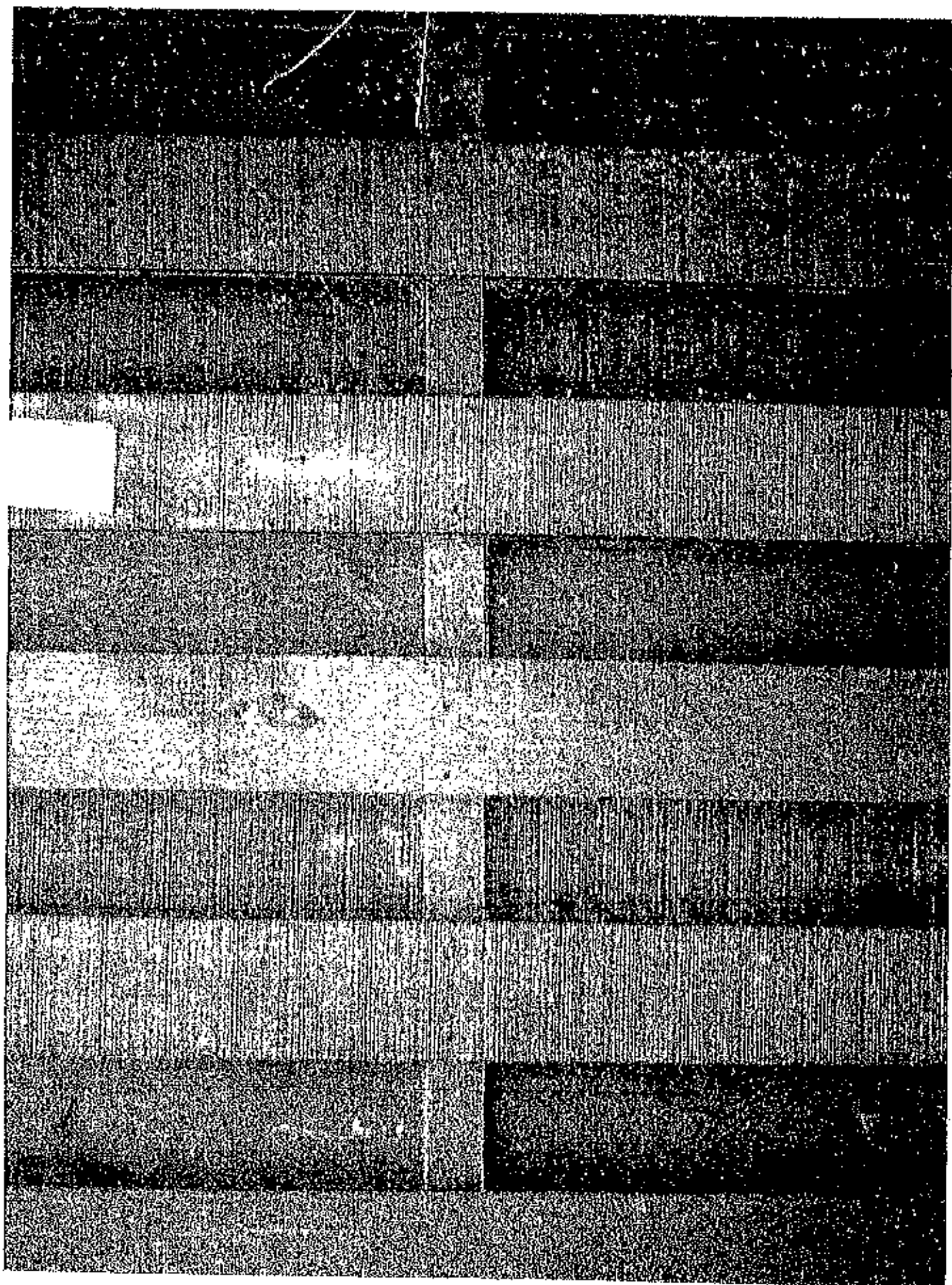
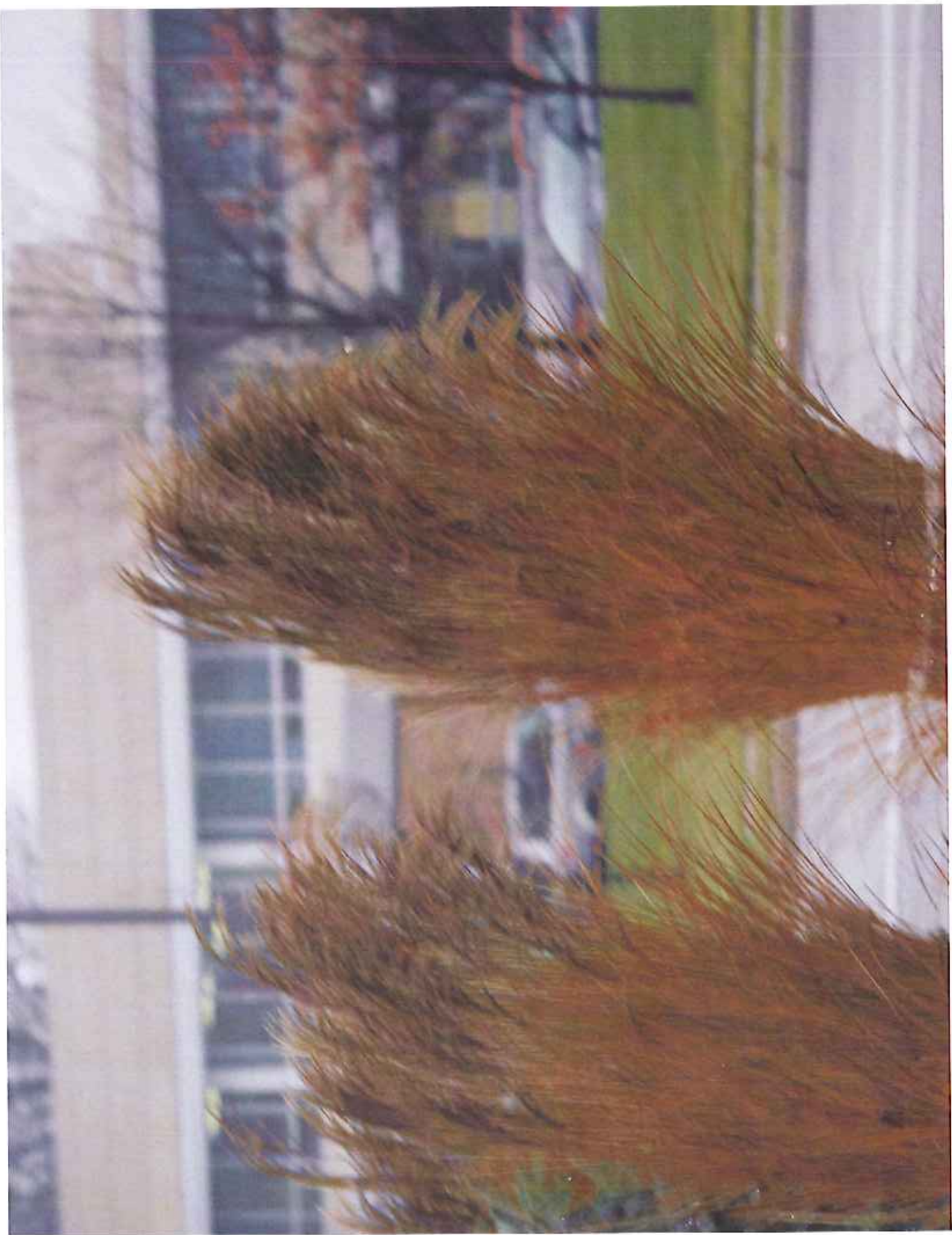


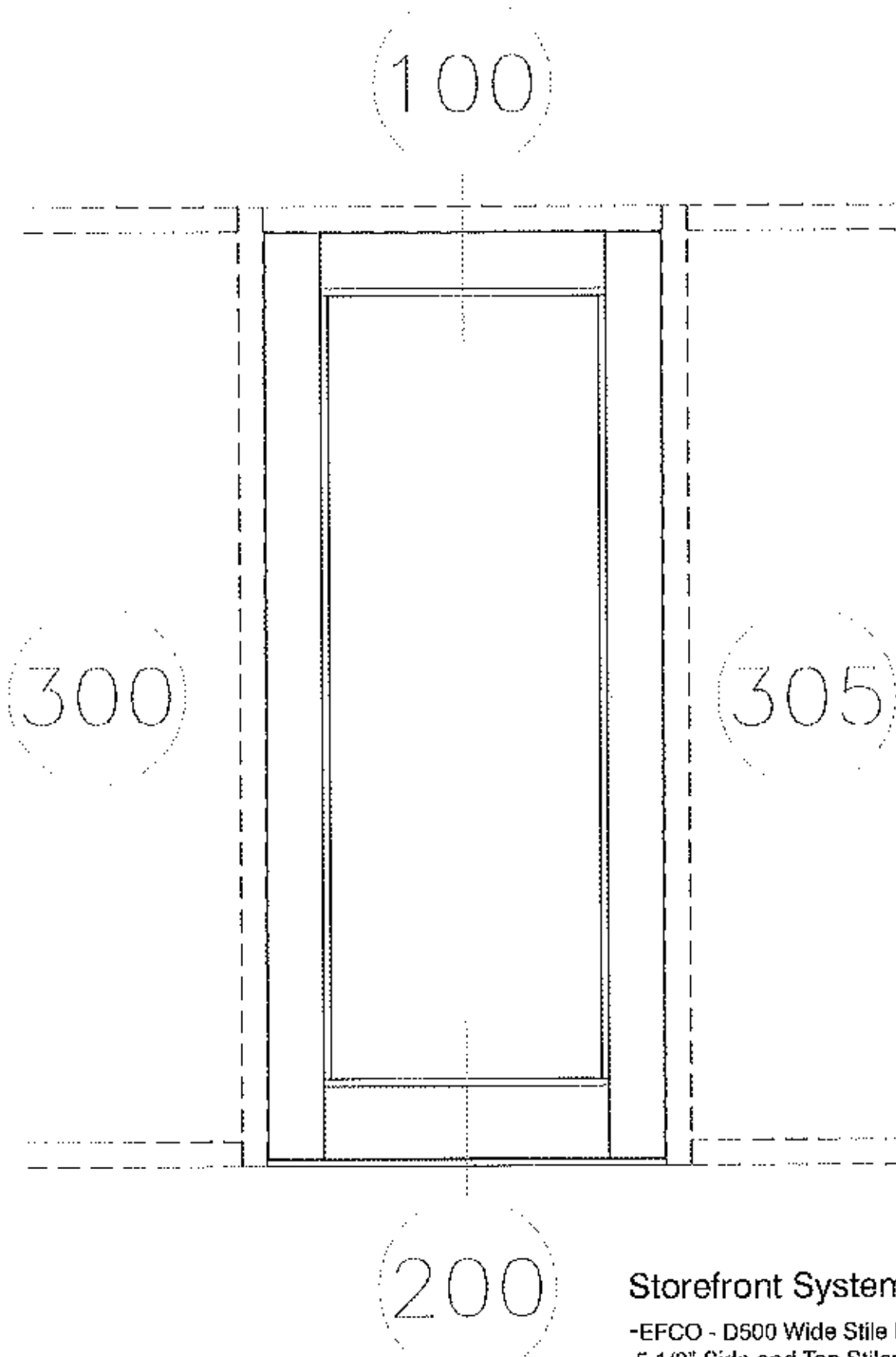


EXHIBIT D



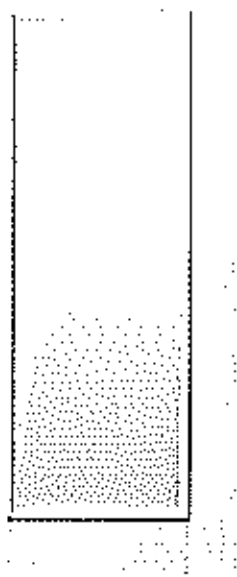






Storefront System Door

- EFCO - D500 Wide Stile Door
- 5 1/2" Side and Top Stiles
- 7" Bottom Stile



Get the look of fine painted wood and the strength of steel with a Smooth-Star® French patio door. It's an excellent value in a fiberglass patio door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your patio door's surface.

This perfectly stylish yet rugged fiberglass French patio door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

French / Hinged Patio Door Systems: Smooth-Star

About this patio door system

This patio door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

Full Lite W/ Style Lines

Style IDs	Available Sizes	Features
S118	2'10" x 6'6"	
	2'10" x 6'8"	
	2'6" N x 6'6"	
	2'6" N x 6'8"	
	2'8" x 6'8"	
	2'8" N x 6'6"	
	2'8" N x 6'8"	
	3'0" x 6'6"	
	3'0" x 6'8"	

Finish Option: Paintable



Installation
Instructions

Second Floor Exterior Door

- Therma-Tru Door - S118
- Door style for single and double door locations.
- Install prehung door with coordinating hinged screen doors.
- Paint to match new first floor entry door colors.



Where to buy

Click to locate an authorized
Therma-Tru dealer near you.

Products Main

[Entry Doors](#)

Patio Doors

[French / Hinged Patio Door Systems](#)

[Sliding Patio Door Systems](#)

[Installation Instructions](#)

System Components

[Stain & Paint](#)

[Specifications](#)

[Warranties](#)

[Multi-Family Doors](#)

[Trim & Millwork](#)

[New Products](#)

[Energy Efficiency](#)

[Energy Tax Credit](#)

Patio Door System Components

Therma-Tru patio door systems offer various components designed to add style and durability to your door and to keep you and your family safe and secure. Select a patio door type and component below to learn more.


[View French/Hinged Patio Door Components](#)


[View Sliding Patio Door Components](#)


French Hinged Screen


Features a 4" wide aluminum profile designed for inswing french door applications.


Available on:

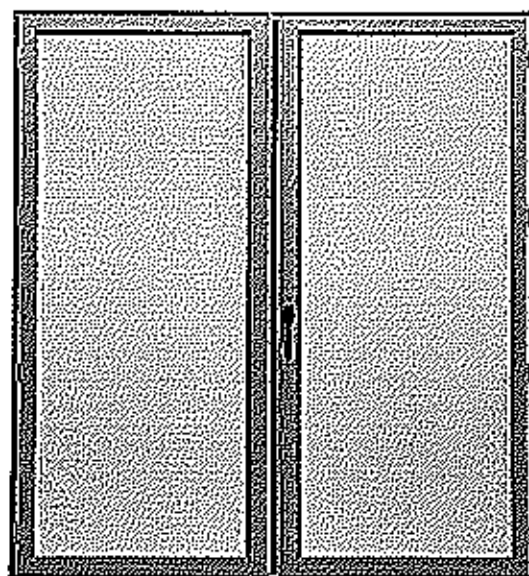
[Classic-Craft Mahogany Doors](#) 

[Classic-Craft Oak Doors](#) 

[Fiber-Classic Mahogany Doors](#) 

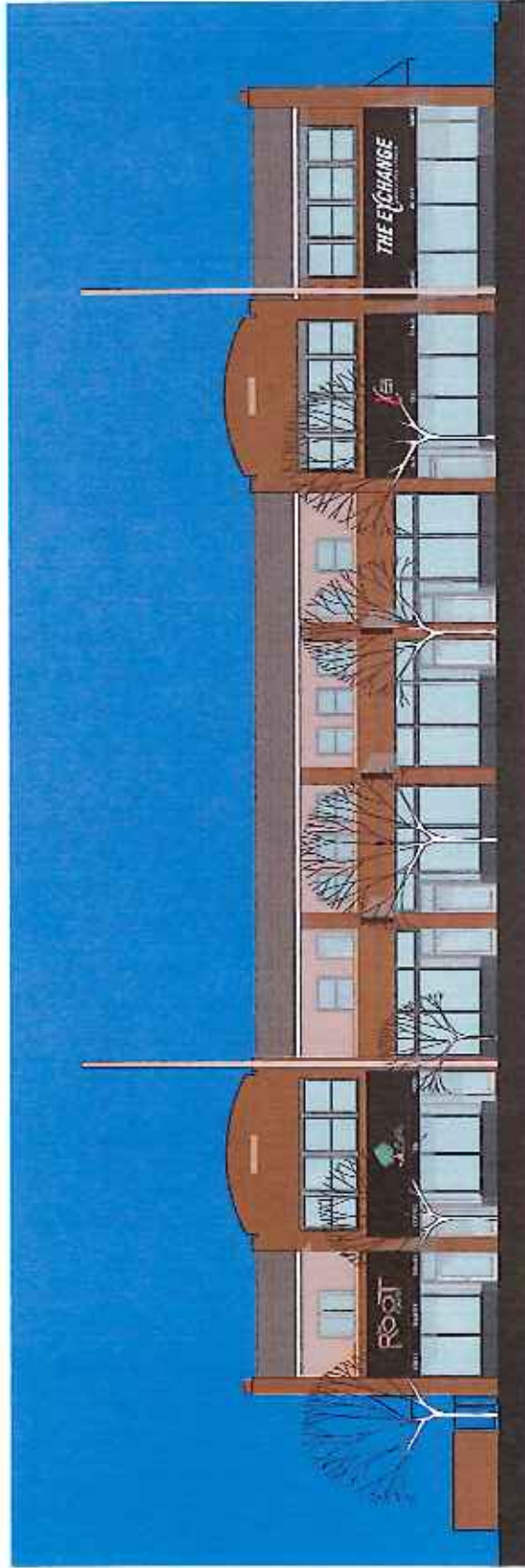
[Fiber-Classic Oak Doors](#) 

[Smooth-Star Doors](#) 

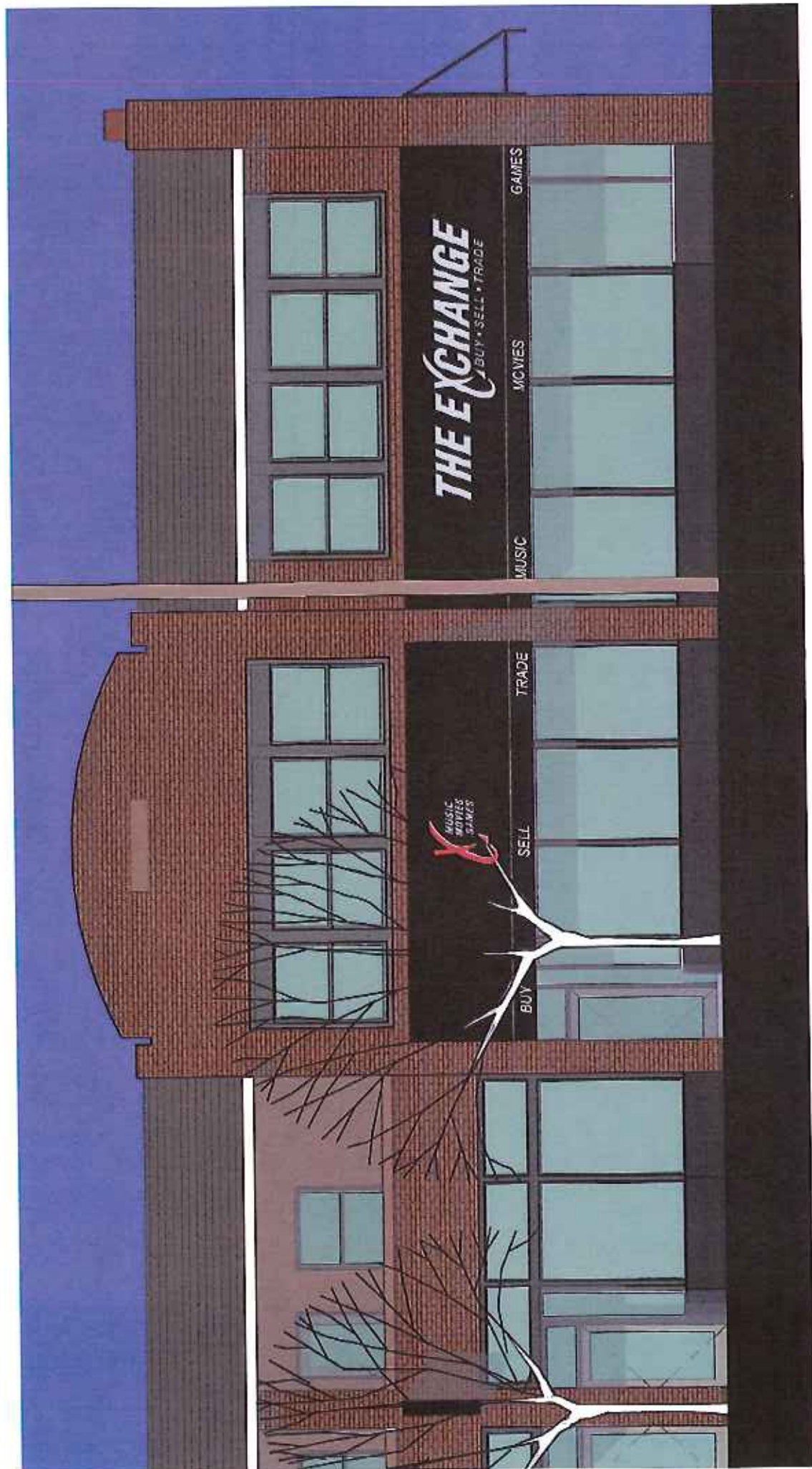


Screen Door for Second Floor Exterior Doors

- For single and double door applications
- Color coordinate to match new door.



Proposed Front Elevation
1/8" = 1'-0"



THE EXCHANGE
BUY • SELL • TRADE

GAMES

MOVIES

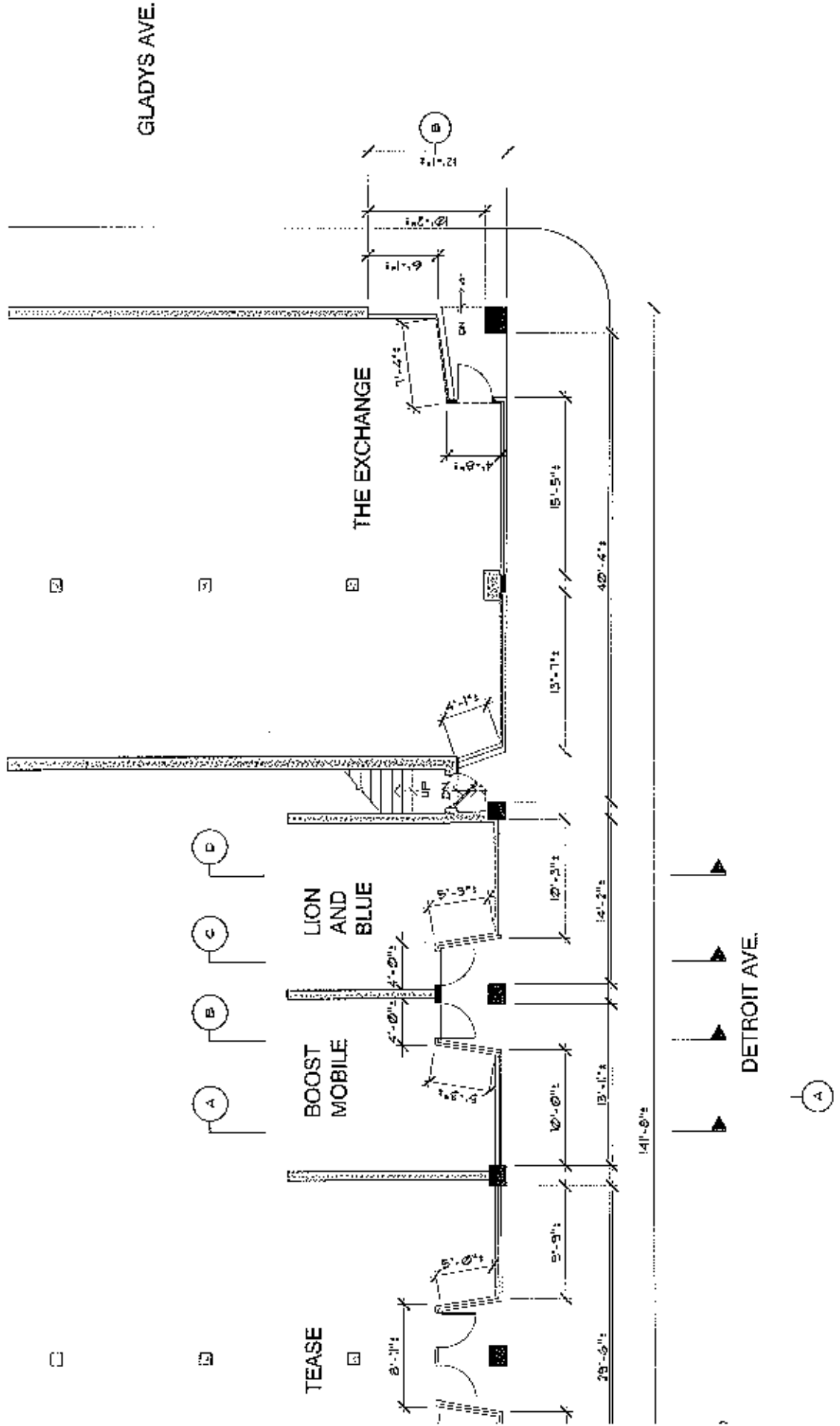
MUSIC

TRADE

SELL

BUY

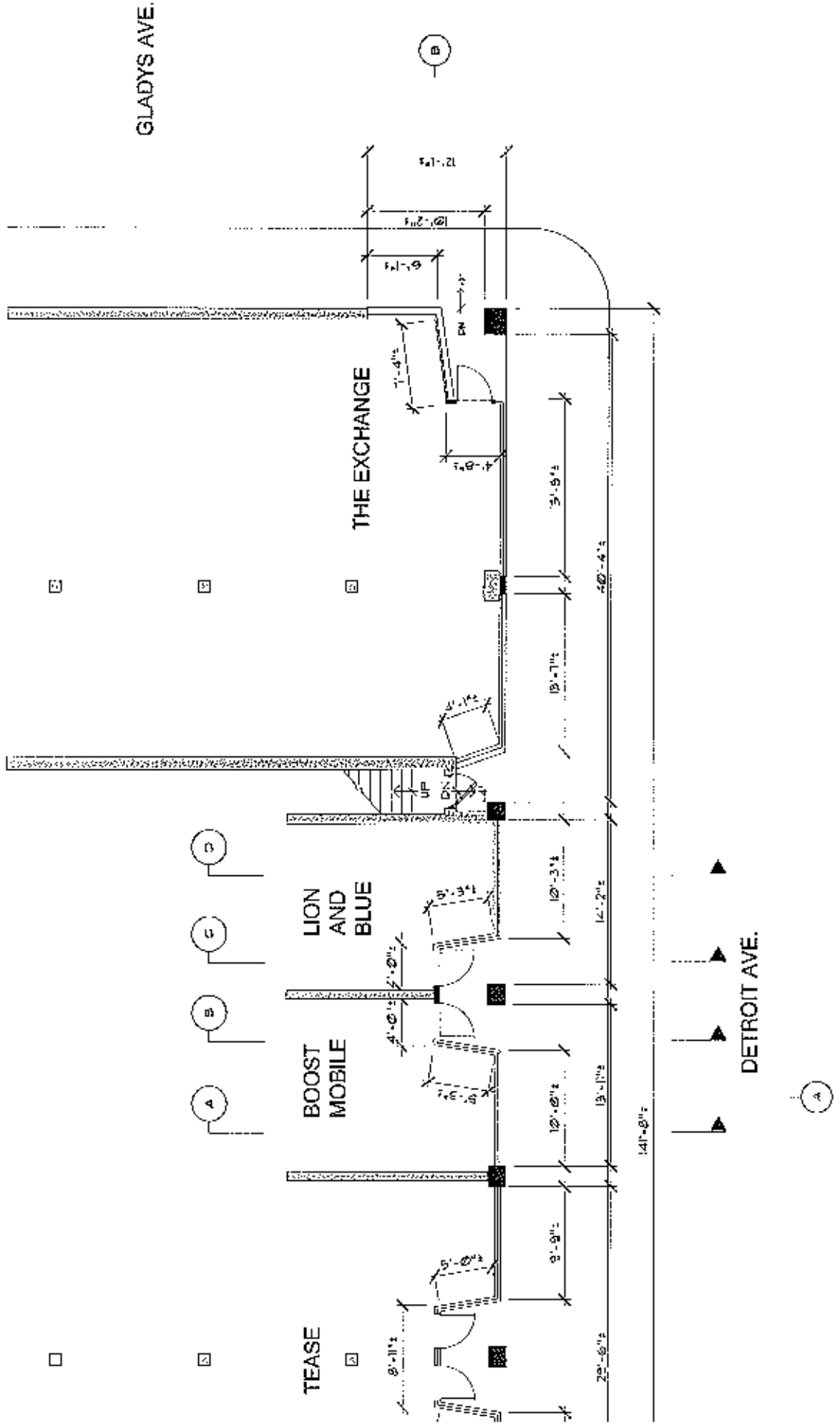
MUSIC
MOVIES
GAMES

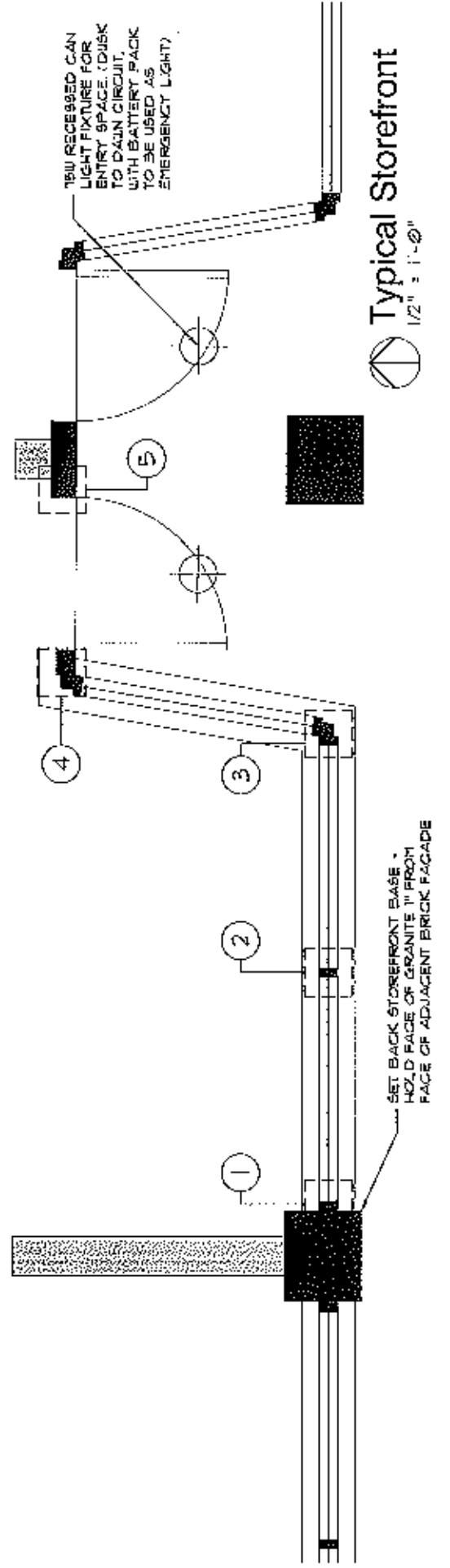
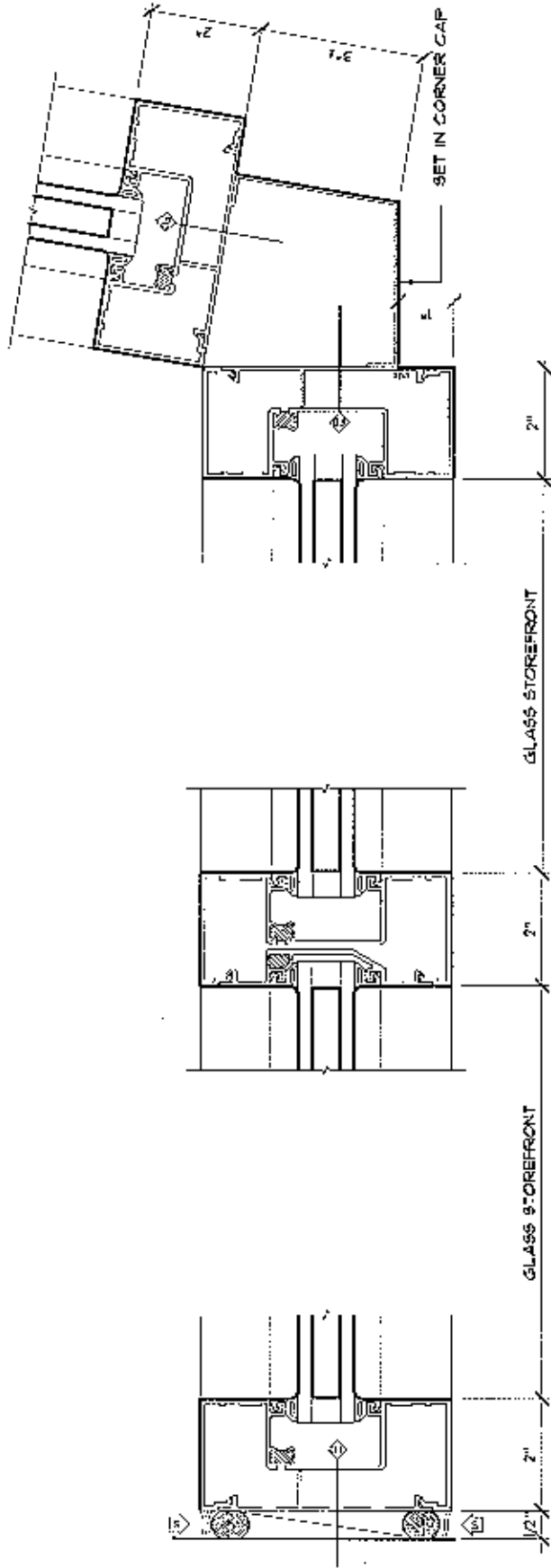


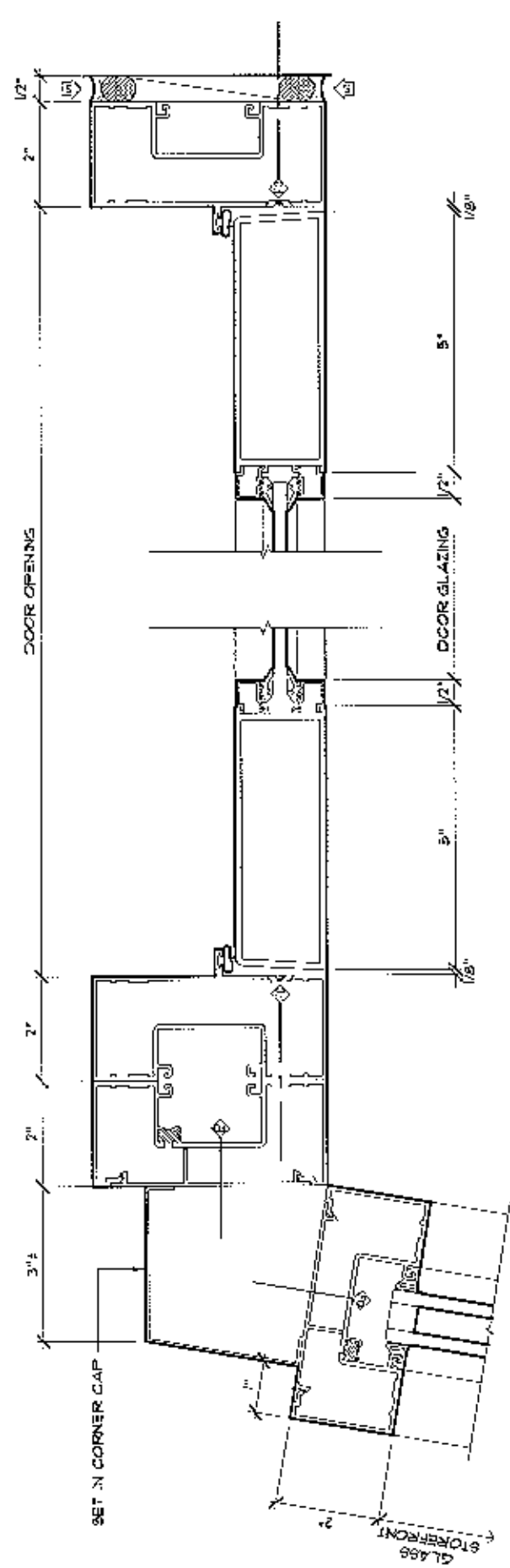
Storefront Plan
 1/8" = 1'-0"

Storefront Plan

1/8" = 1'-0"

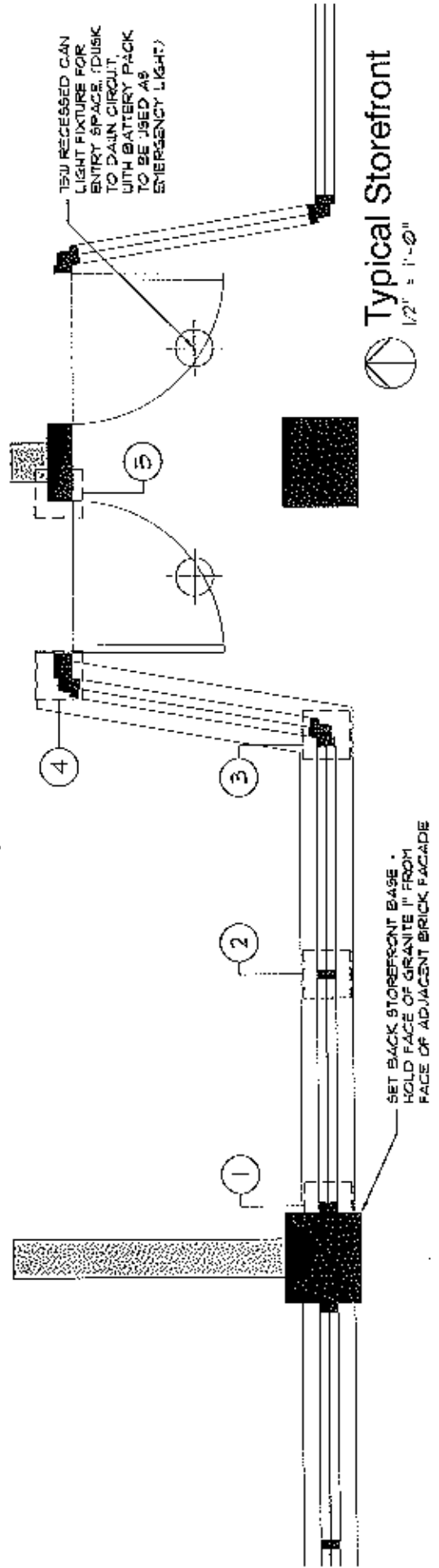


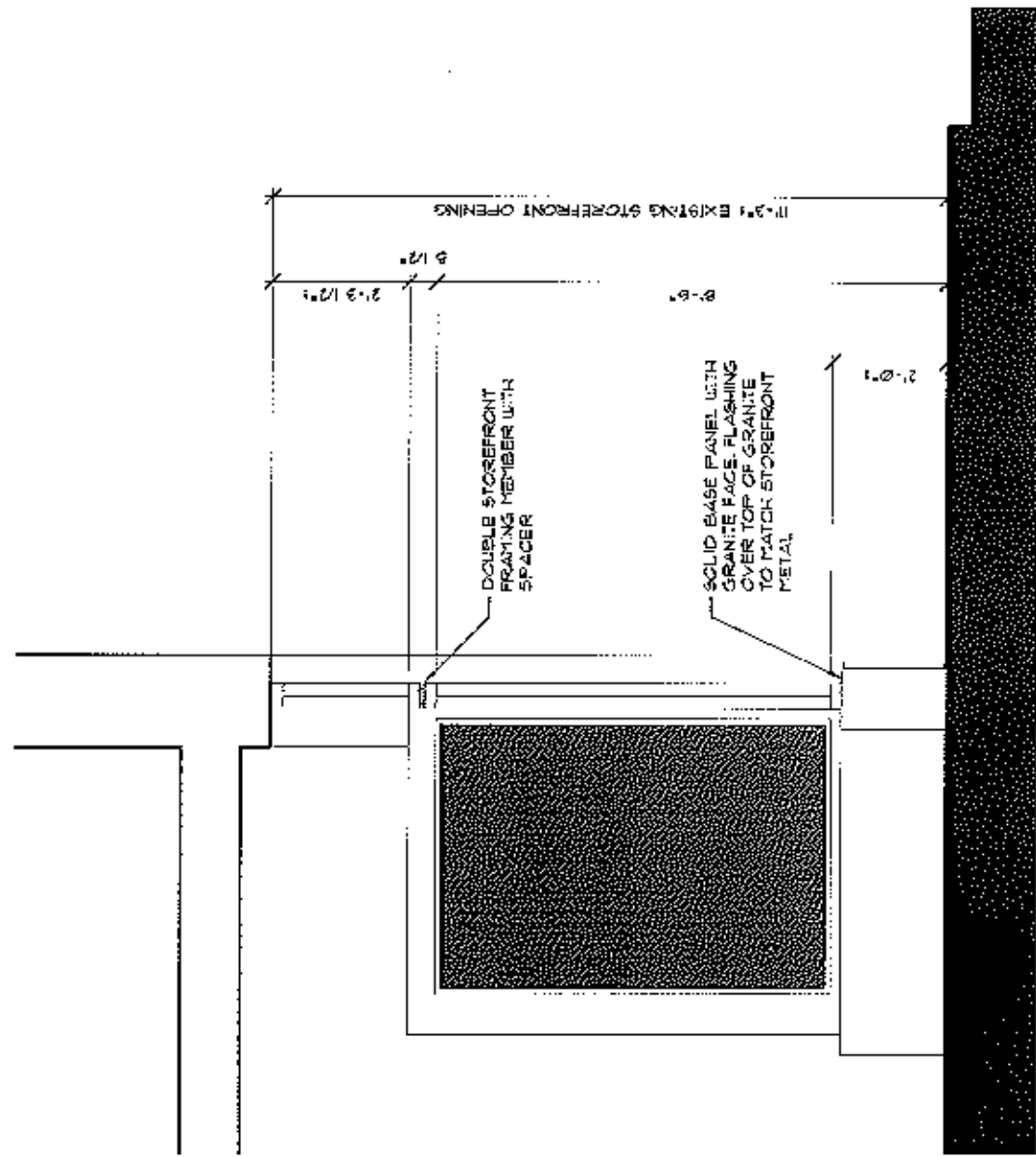




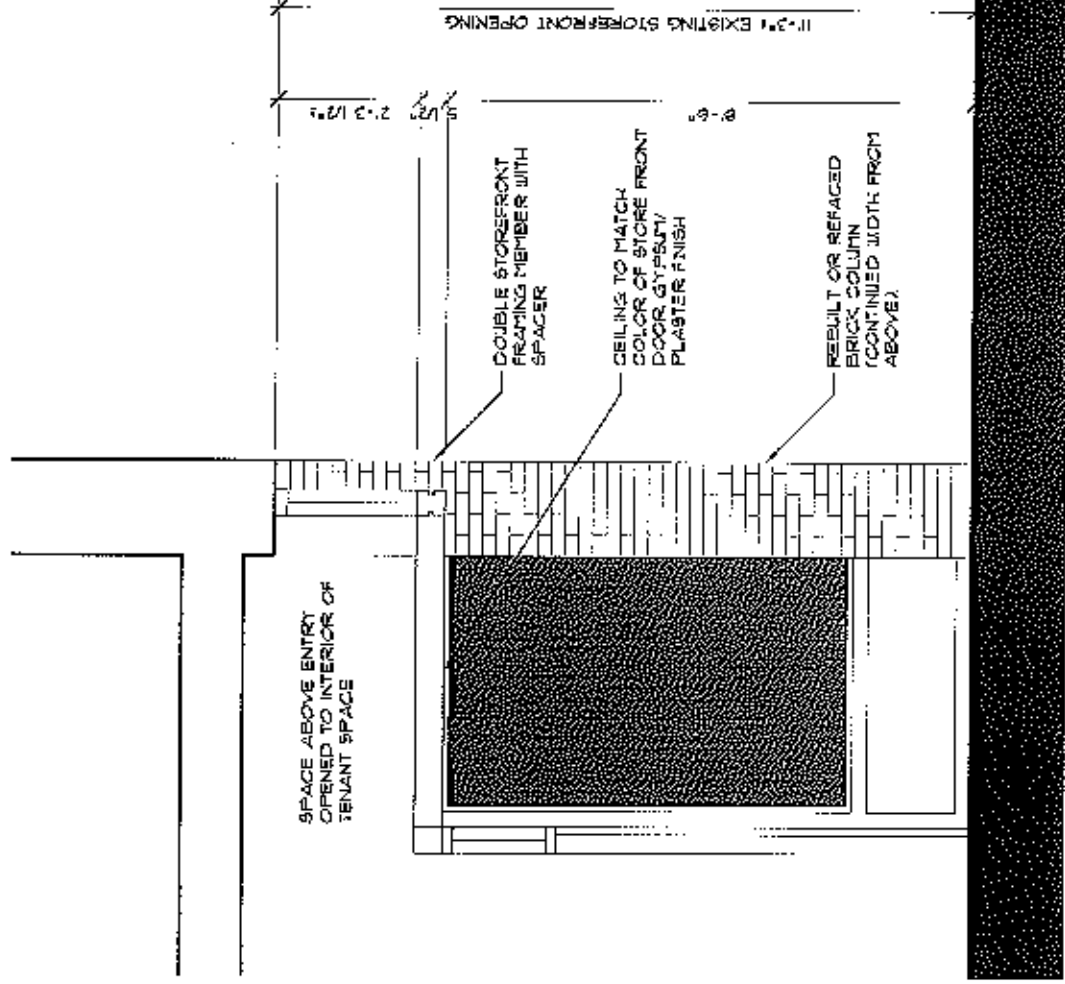
Detail 4
 $\frac{5}{8}'' = 1'-0''$

Detail 5
 $\frac{5}{8}'' = 1'-0''$

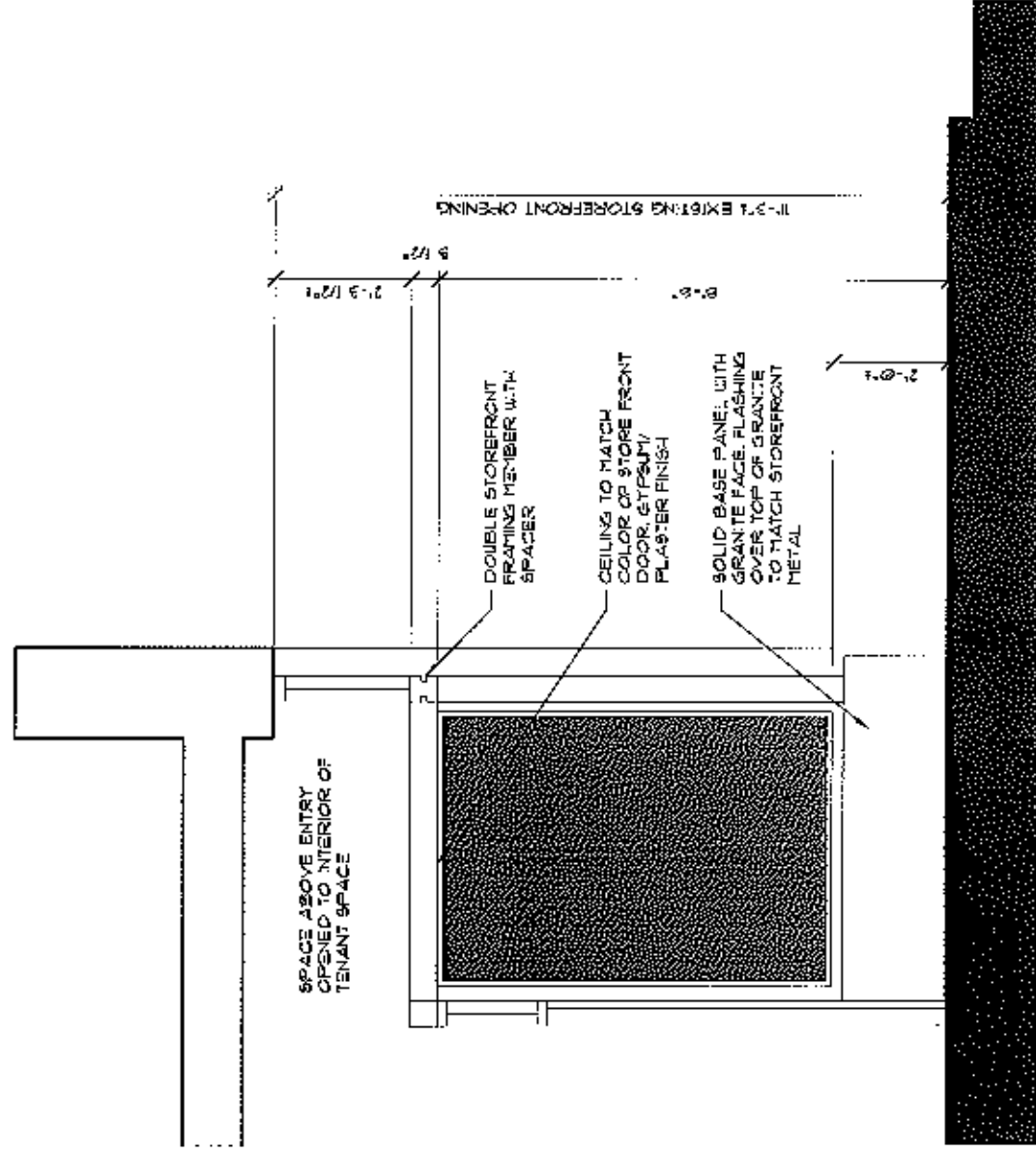




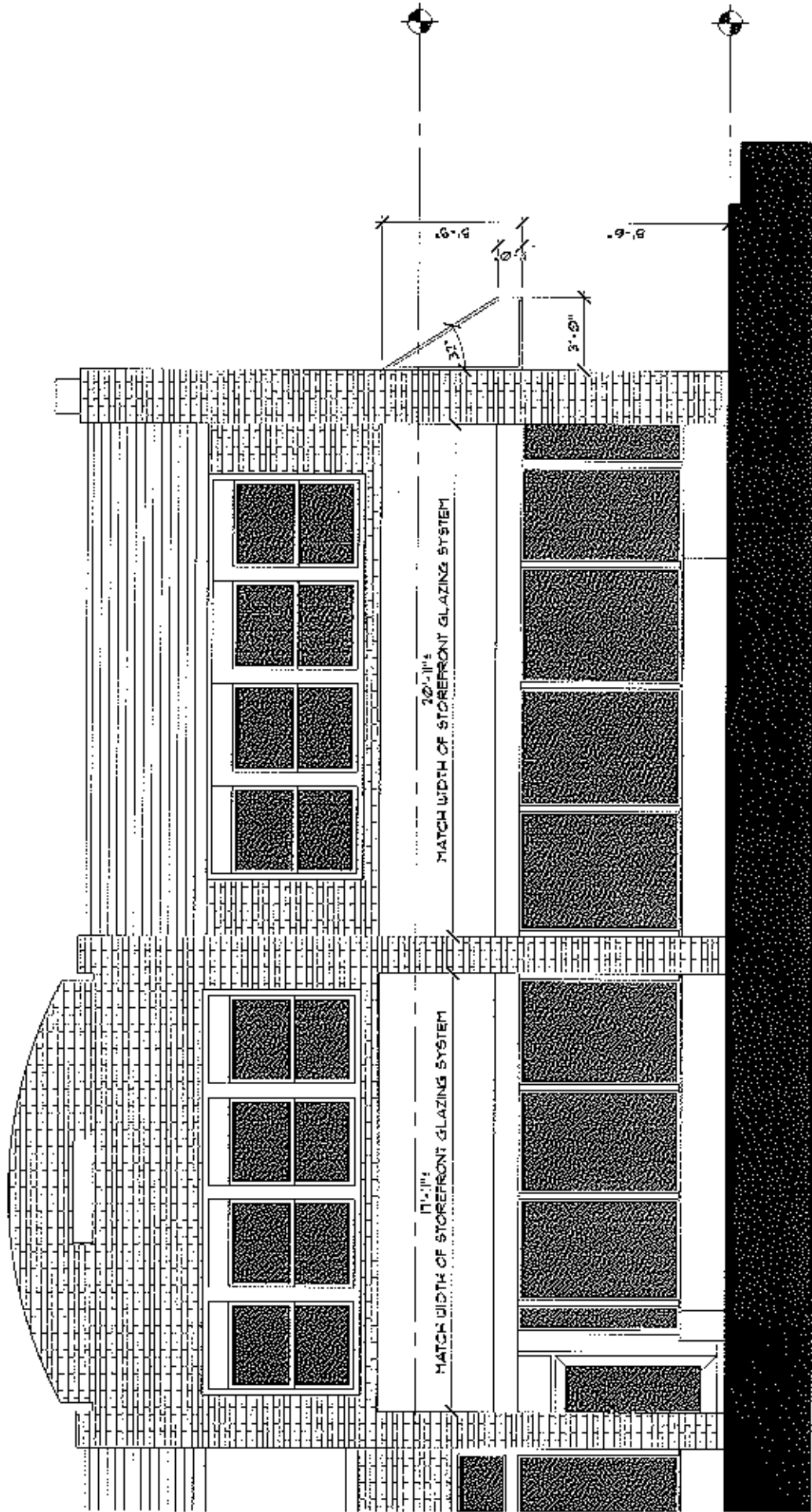
Storefront Section A
1/2" = 1'-0"



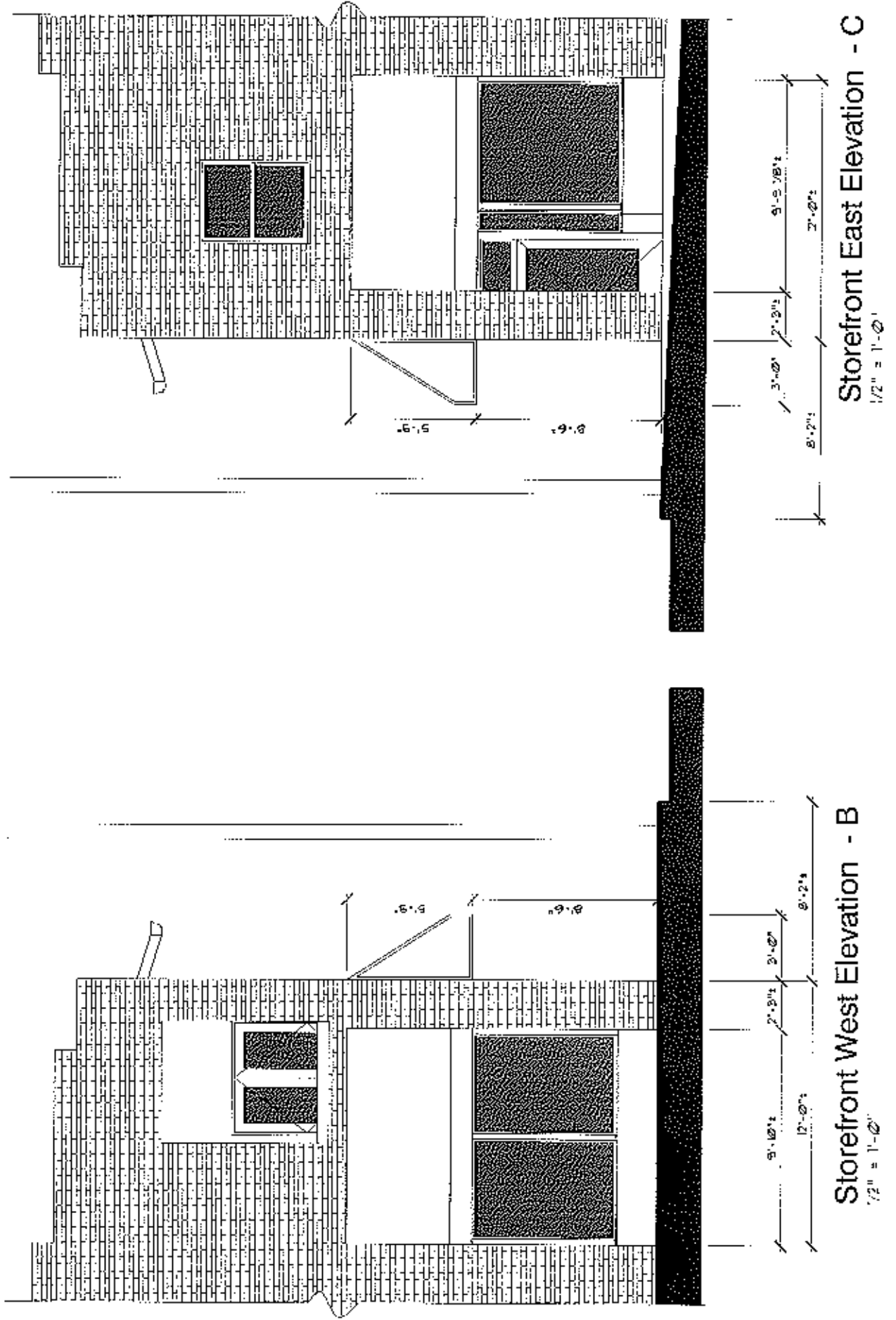
Storefront Section B
1/2" = 1'-0"

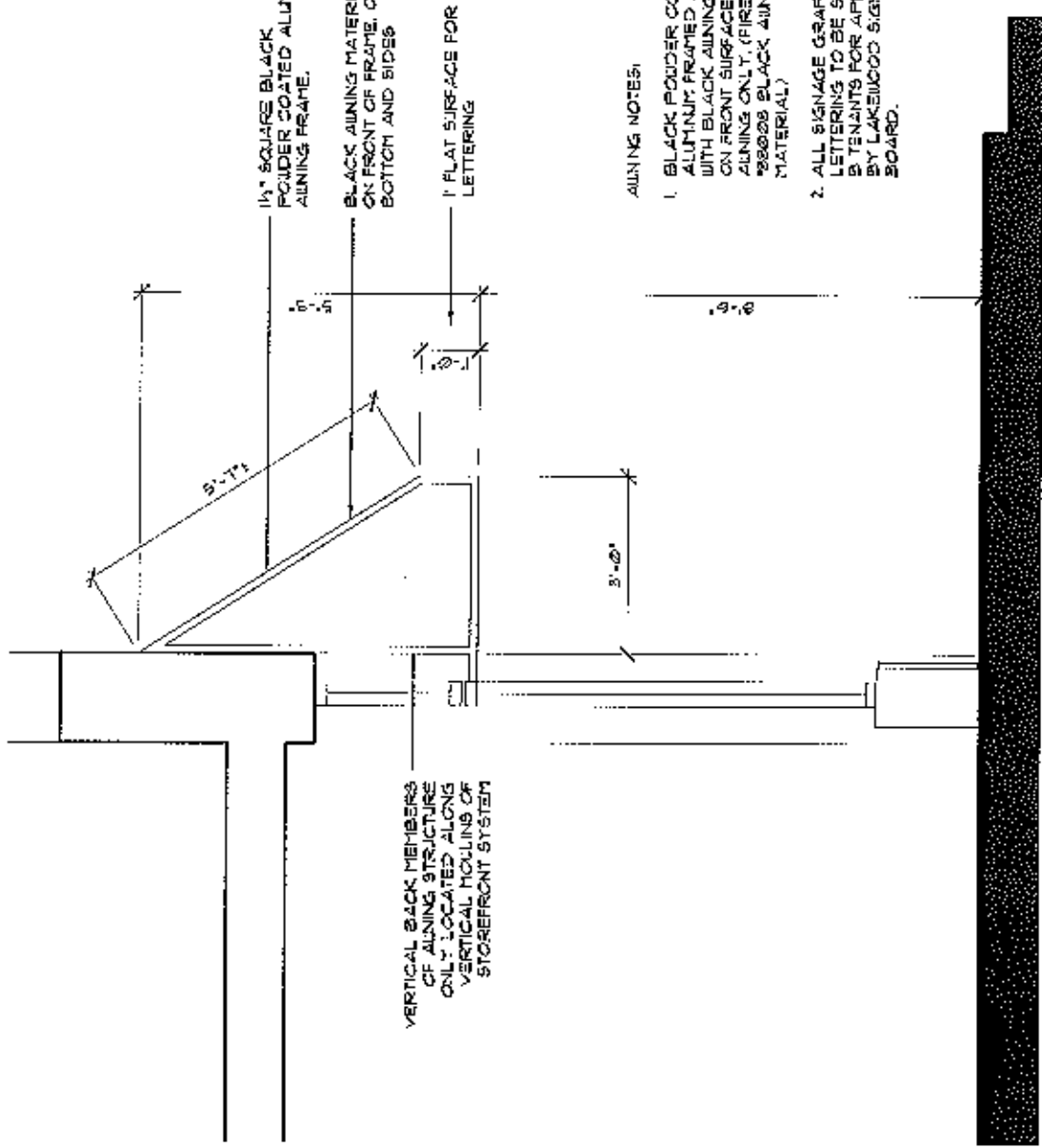


Storefront Section C
1/2" = 1'-0"



Awnings Elevations - A East
 1/4" = 1'-0"

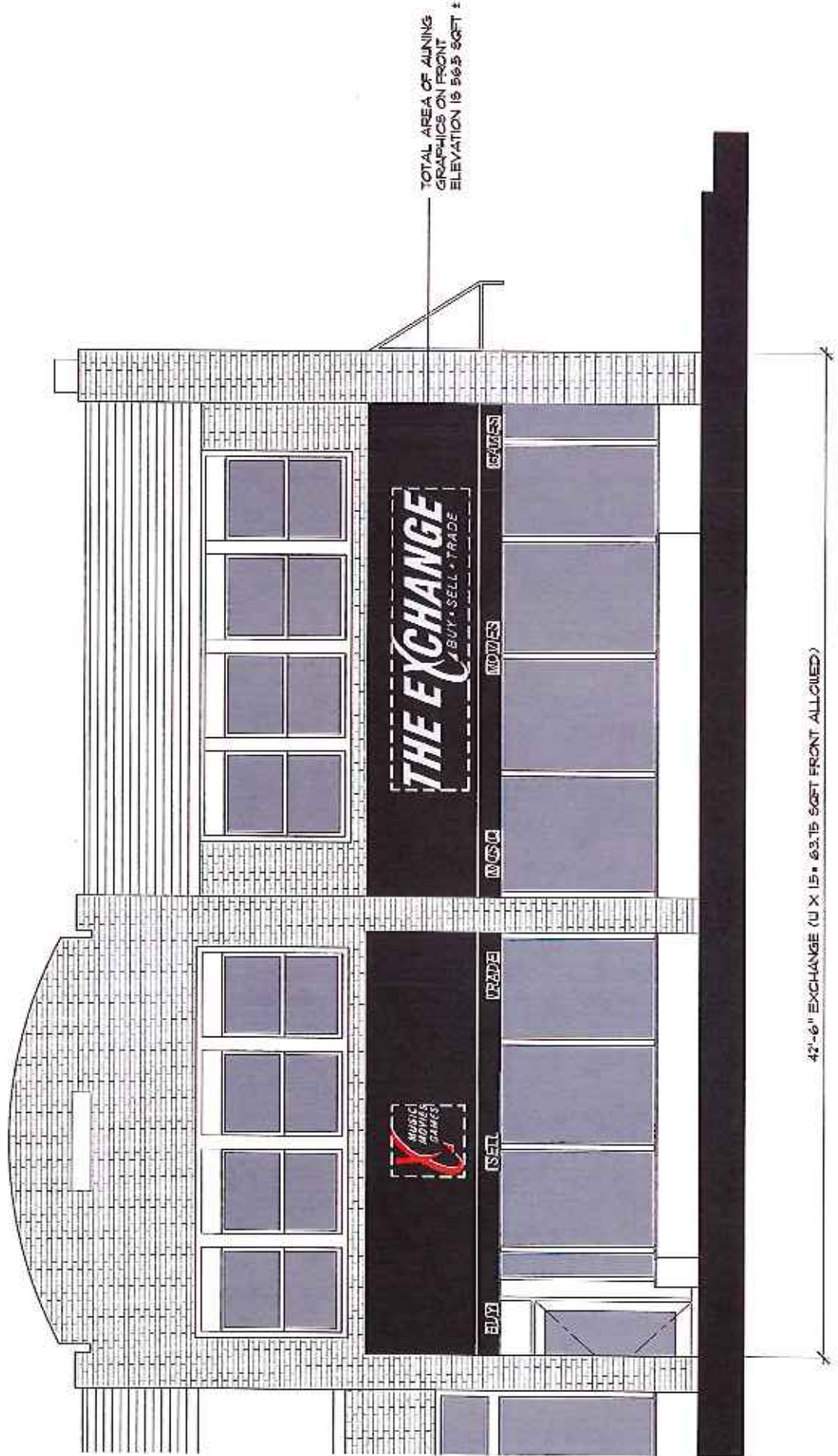




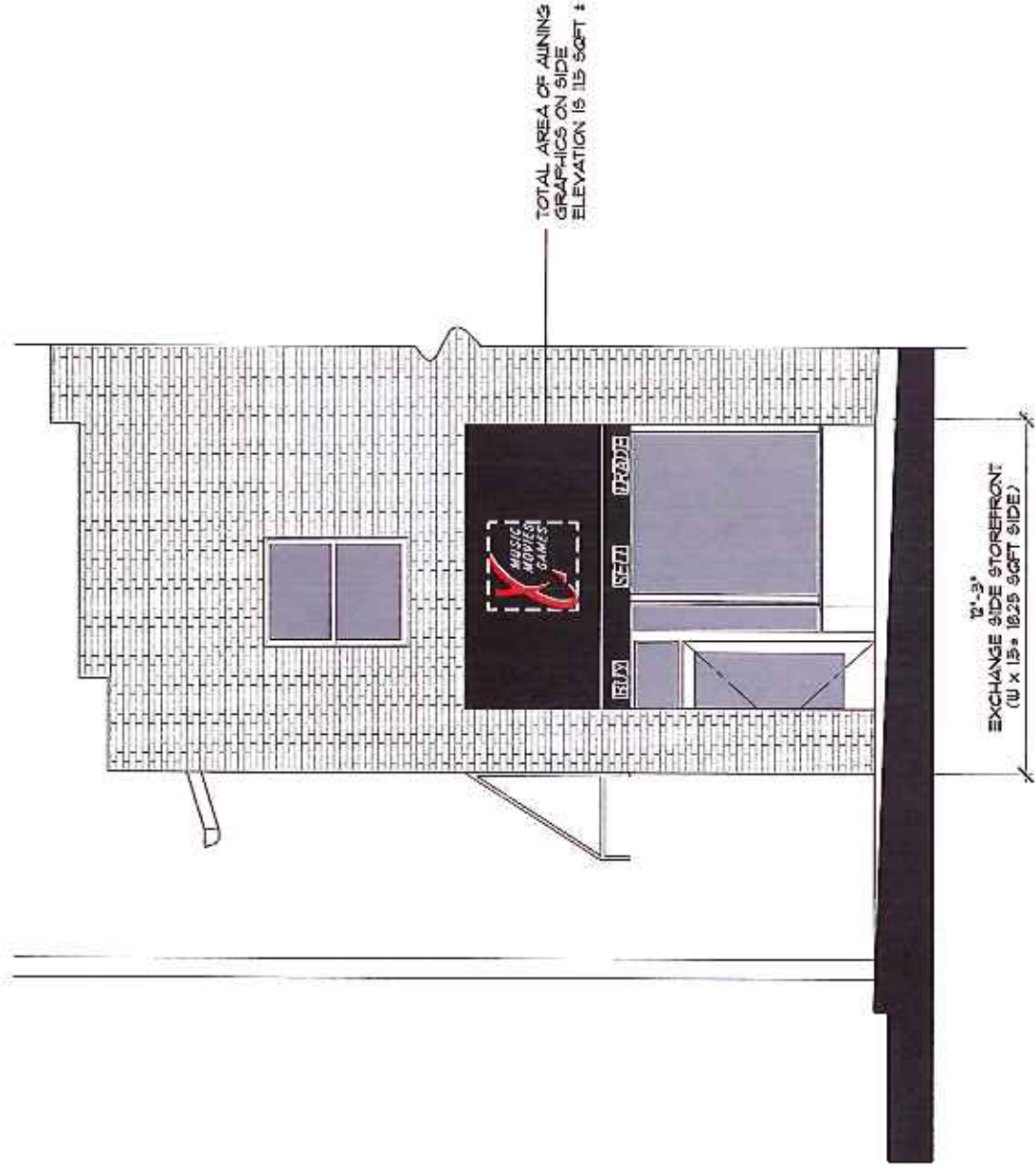
AWNING NOTES:

1. BLACK POWDER COATED ALUMINUM FRAMED AWNINGS WITH BLACK AWNING MATERIAL ON FRONT SURFACES OF AWNING ONLY. (FIREST HULL, #88008 BLACK AWNING MATERIAL)
2. ALL SIGNAGE GRAPHICS AND LETTERING TO BE SUBMITTED BY TENANTS FOR APPROVAL BY LAKEWOOD SIGN REVIEW BOARD.

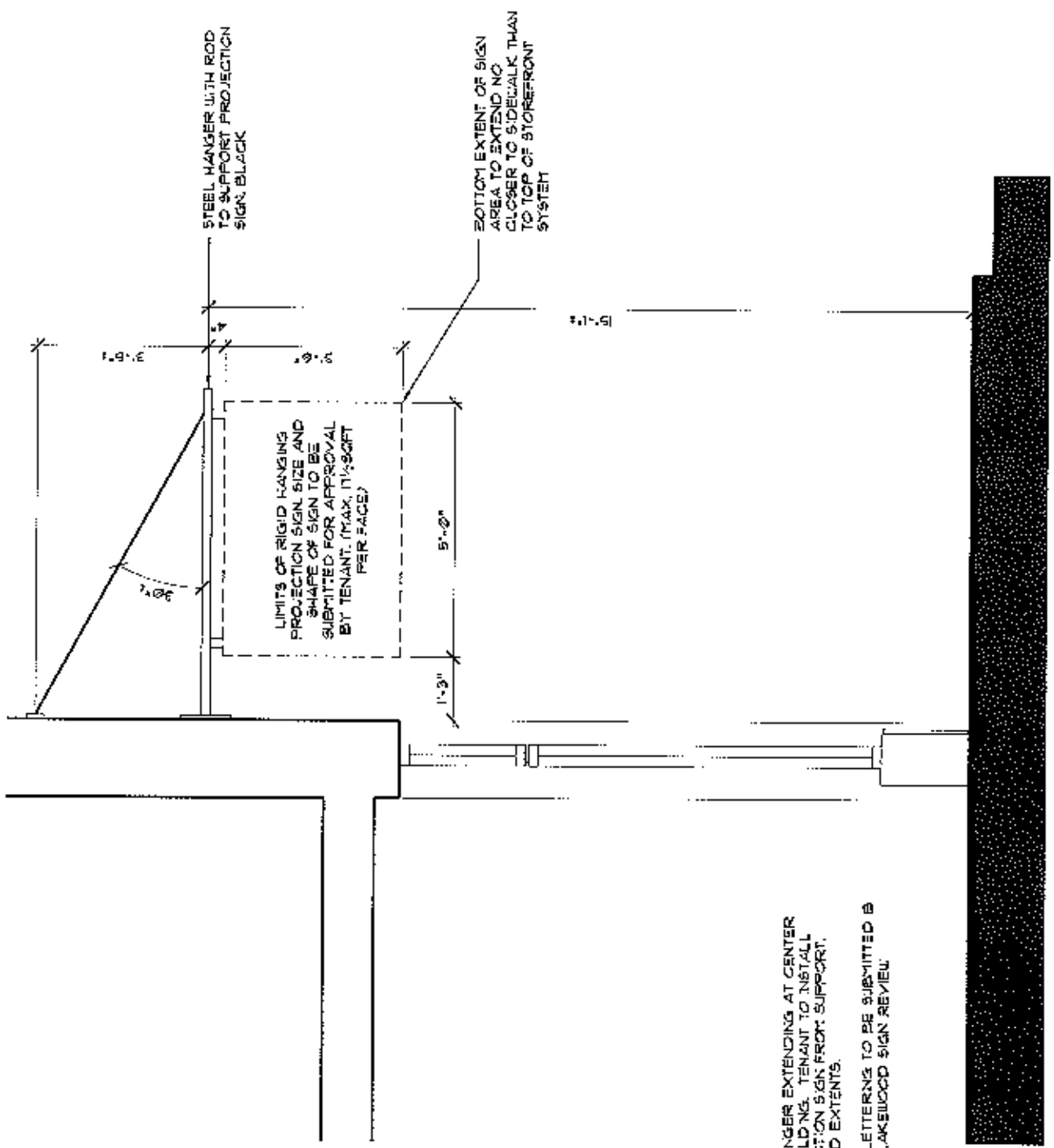
Awning Details 1/2" = 1'-0"



Awnings Elevations - A East
 1/4" = 1'-0"



Storefront East Elevation - C
 1/2" = 1'-0"



PROJECTION SIGN NOTES.

1. TYPICAL PROJECTION SIGN HANGER EXTENDING AT CENTER OF COLUMN FROM FACE OF BUILDING. TENANT TO INSTALL THEIR RIGID MOUNTED PROJECTION SIGN FROM SUPPORT. SIGN TO EXIST WITHIN SPECIFIED EXTENTS.
2. ALL SIGNAGE GRAPHICS AND LETTERING TO BE SUBMITTED AS TENANTS FOR APPROVAL BY LAKEWOOD SIGN REVIEW BOARD.

Projection Sign 1/2" = 1'-0"

Docket No. 12-121-12

Victoria Realty Group, LLC
15000 Madison Avenue
Lakewood, Ohio 44107

PRASADARAO KONDAPALLI, MD
PRESIDENT

Phone: (216) 227-1595
Fax: (216) 227-9465

December 13, 2012



Raymond J. Marvar
General Counsel

24651 Center Ridge Rd.
Suite 350

Westlake, OH 44145

P: 440.895.5055

C: 216.314.7341

F: 440.895.5051

rmarvar@premierphysicians.net

www.premierphysicians.net

Re: Grant of Authority to Represent

To Whom It May Concern:

Please allow this letter to serve as formal written authority by the Victoria Realty Group, LLC. ("Victoria") which hereby authorizes Raymond J. Marvar to act on its behalf and otherwise represent Victoria in all matters concerning the properties located at 15000 Detroit Road and 1678 Victoria Avenue in Lakewood, Ohio 44107. This authority granted to Mr. Marvar includes without limitation the right to act for it and in its name, place and stead and to do any and all things which the Board of Directors might do if personally present in and about any and all of Victoria's business and affairs. This grant of authority includes the power to represent Victoria before any and all Boards and Committees of the City of Lakewood, Ohio including the Architectural Review Board and the Planning Commission.

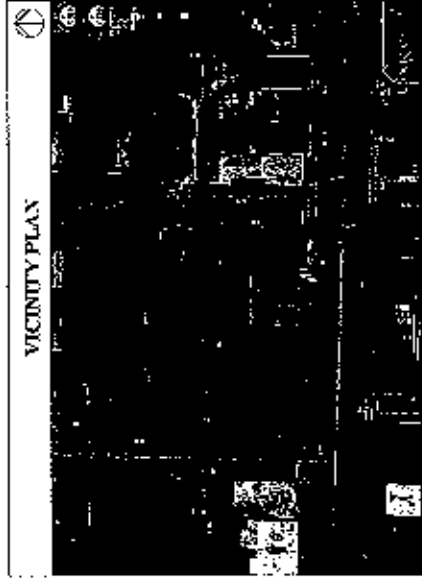
Please feel free to call me should you have any questions regarding this grant of authority.

Very truly yours,

Prasad Rao Kondapalli, M.D.
President of Victoria Realty Group, LLC

Lakewood, Ohio
44107

14451 Madison Ave.
Lakewood, Ohio 44107
216-227-0700



VICTIMITY PLAYS

75	TITLE PAGE
76	SUMMARY OF LOST CONSCIOUSNESS
77	DATE PLACED IN CARE, AND DISPOSITION

DRAWING INDEX

75	TITLE PAGE
76	SUMMARY OF LOST CONSCIOUSNESS
77	DATE PLACED IN CARE, AND DISPOSITION

TABULAR DATA

[illegible]

VICTORIA PROPERTY GROUP, LLC

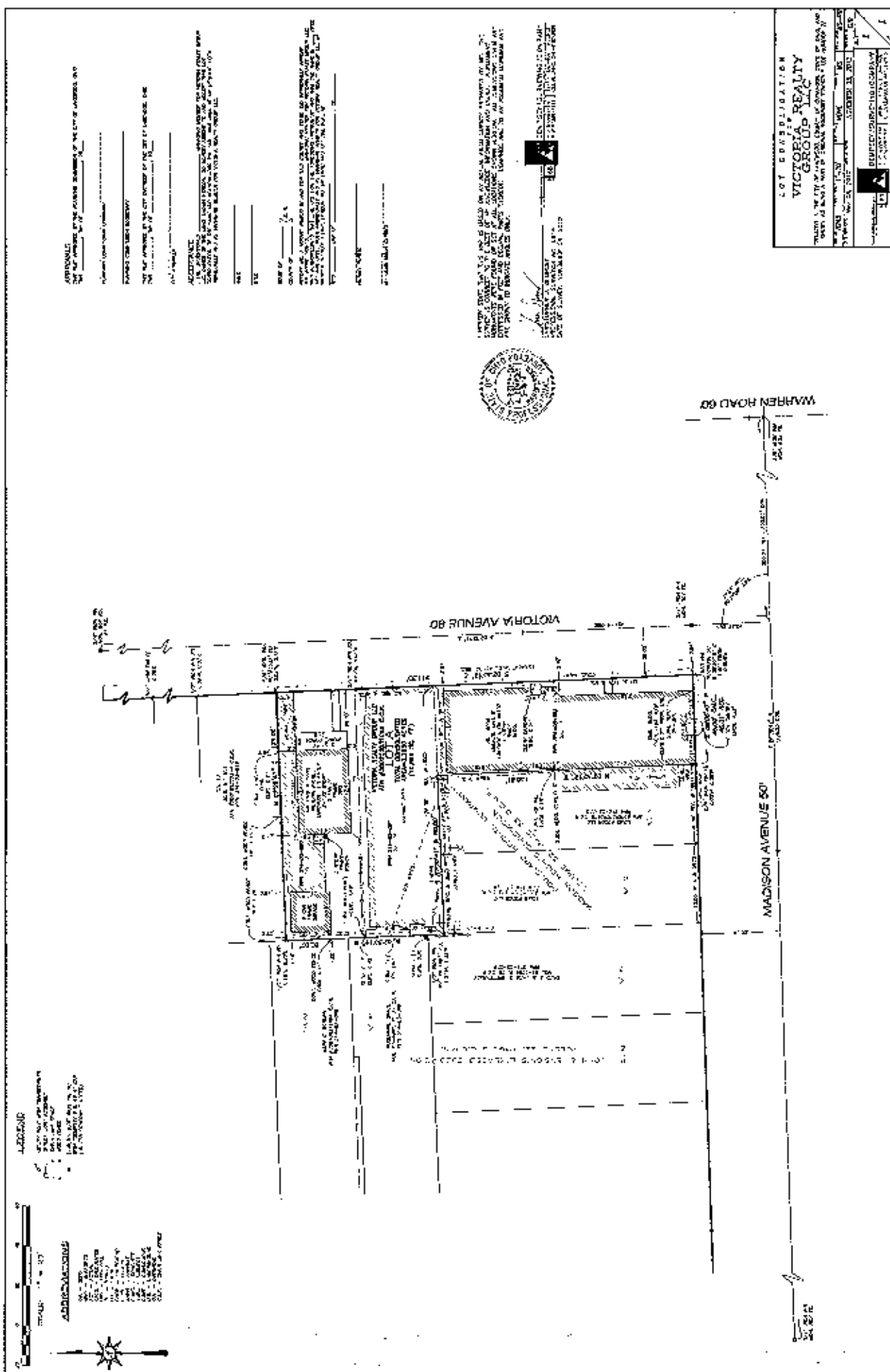
ARCHITECTS, C.A. McGETTRICK, LLC
1455 Madison Ave., Lakewood, CO 80401 4407 215-227-0100 FAX 216-227-0712



DATE	NO.	NAME	AGE	SEX	REL.	STATUS
1900	1	John	25	M	Head	W
1900	2	Mary	22	F	Wife	W
1900	3	James	10	M	Son	W
1900	4	Elizabeth	8	F	Daughter	W
1900	5	William	5	M	Son	W
1900	6	Anna	3	F	Daughter	W
1900	7	Robert	1	M	Son	W
1900	8	John	25	M	Head	W
1900	9	Mary	22	F	Wife	W
1900	10	James	10	M	Son	W
1900	11	Elizabeth	8	F	Daughter	W
1900	12	William	5	M	Son	W
1900	13	Anna	3	F	Daughter	W
1900	14	Robert	1	M	Son	W
1900	15	John	25	M	Head	W
1900	16	Mary	22	F	Wife	W
1900	17	James	10	M	Son	W
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1900	24	James	10	M	Son	W
1900	25	Elizabeth	8	F	Daughter	W
1900	26	William	5	M	Son	W
1900	27	Anna	3	F	Daughter	W
1900	28	Robert	1	M	Son	W
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1900	60	Elizabeth	8	F	Daughter	W
1900	61	William	5	M	Son	W
1900	62	Anna	3	F	Daughter	W
1900	63	Robert	1	M	Son	W
1900	64	John	25	M	Head	W
1900	65	Mary	22	F	Wife	W
1900	66	James	10	M	Son	W
1900	67	Elizabeth	8	F	Daughter	W
1900	68					

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 2. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 3. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
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 7. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 8. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 9. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 10. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

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APPROVED BY THE BOARD OF THE CITY OF MADISON, WIS.

APPROVED BY THE BOARD OF THE CITY OF MADISON, WIS.

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APPROVED BY THE BOARD OF THE CITY OF MADISON, WIS.

APPROVED BY THE BOARD OF THE CITY OF MADISON, WIS.

LOT CONVEYANCE	
VICTORIA GROUP REALTY	
SUBJECT: LOT CONVEYANCE	
DATE: 10/10/2011	TIME: 10:00 AM
LOCATION: 1000 1ST AVE, MADISON, WI 53705	LOT: 1000 1ST AVE, MADISON, WI 53705
APPROVED BY THE BOARD OF THE CITY OF MADISON, WIS.	

December 10, 2012

John & Lynne Meluch
1674 Victoria Avenue
Lakewood, Ohio 44107

Board of Building Standards
City of Lakewood Ohio
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Docket 12-121-12
1678 Victoria Avenue

Dear Members of the Board of Building Standards:

We are in receipt of a Public Notice dated December 5, 2012 concerning the above-mentioned docket/property indicating the present owner is requesting review and approval for the demolition of the two-family structure adjacent to our home.

Our views on the action differ based on the intentions of the owner:

1. If this property is to be demolished and another one or two family structure constructed in it's place – we have no issue with the demolition as long as there is a legally bound timeline in which the owners have to complete reconstruction.
2. If this property is to be demolished and this residential property re-zoned to allow for expansion of the existing parking lot for the Victoria Medical Center - we oppose it and have the following questions:
 - a. What would be the affect of such a re-zoning on the value of our property?
 - b. What affect would the car fumes on our existing health/lung condition(s)?
 - c. Given the history of the owners' neglect of both residential and commercial properties, what is our assurance that this property will be appropriately maintained?
3. If our opposition is not enough to prevent this and the property approved for demolition and a parking lot extension, we would request/insist on:
 - a. adequate set backs
 - b. 8-foot fencing along our property bordering the parking lot
 - c. screening vegetation to minimize fumes and noise from non-residential activity
 - d. adequate diffusion of security lights
 - e. appropriate drainage (we are on a negative grade)
 - f. owners being held to the same standard for maintaining their property as other business', i.e., Malley's,

We would ask the City to insist on a maintenance schedule and/or agreement as to prevent the situation we have been dealing with since the Victoria Realty Group, LLC have owned both the commercial and the residential property.

The attached PDF file is documented evidence (photos taken on 11/29/12) of the continued deteriorating condition of the residential property at 1678 Victoria Avenue, as well as, issues with the condition of the grounds of the Victoria Medical Building. I have also attached an Excel file listing the chronology of our attempts to work with the City to address issues with the residential property directly adjacent to our home.

Victoria Medical Building:

Exhibit 1: West side tree lawn (bricked) and perimeter of building

Exhibit 2: Existing parking lot and fence bordering perimeter of 1678 Victoria

Exhibit 3: Piece of fence bordering perimeter (w/string holding fence boards together) and existing parking lot- 1678 Victoria

1678/1680 Victoria Avenue:

Exhibit 4 (page 1 of 2): 1678/1680 Victoria - open soffits housing critters and loose gutter at the back of the house causing excess water/drainage into our side yard and basement.

Exhibit 4 (page 2 of 2) 1678/1680 Victoria - front view of house - open soffits, hanging aluminum trim, porch board damage - ceiling and floor.

In closing, the individuals who own the Victoria Realty Group, LLC have not been responsible neighbors, nor have they demonstrated any concern about conditions in our community or any good faith to correct problems. As the present homeowners adjacent to these properties, and given the history of neglect, it is our opinion that to give this business further license to operate without any expectations or enforceable legal constraints concerning their properties cannot be in the best interest of the City of Lakewood.

While it is our intention to attend the public meeting on 12/13 to express our views and concerns, we also wanted to submit this information/documentation in writing.

Respectfully,
Lynne & John Meluch

Victoria Medical Building - West side tree lawn (bricked) and perimeter of building (11/29/2012)



Exhibit 1

Victoria Medical Building - Existing parking lot and fence bordering
perimeter of 1678 Victoria (11/29/2012)



Exhibit 2

Victoria Medical Building - Piece of fence bordering perimeter (w/string holding fence boards together) and existing parking lot- 1678 Victoria (11/29/2012)



Exhibit 3

1678/1680 Victoria - open soffits housing critters and loose gutter at the back of the house causing excess water/drainage into our side yard and basement.
(11/29/2012)



1678/1680 Victoria - front view of house - open soffits, hanging aluminum trim, porch board damage - ceiling and floor

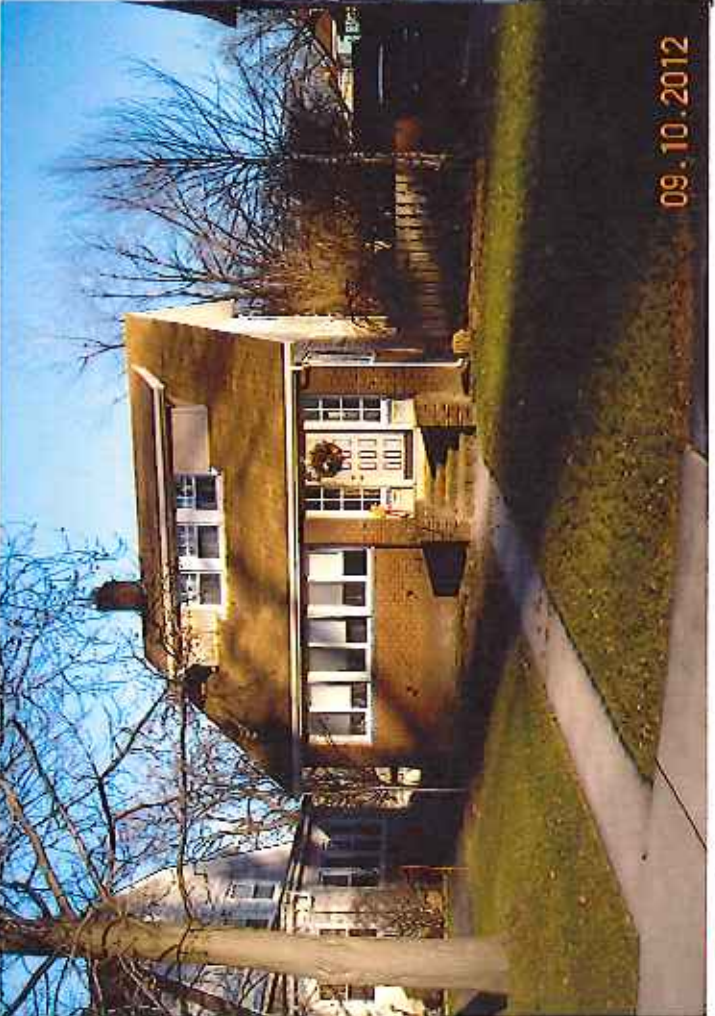
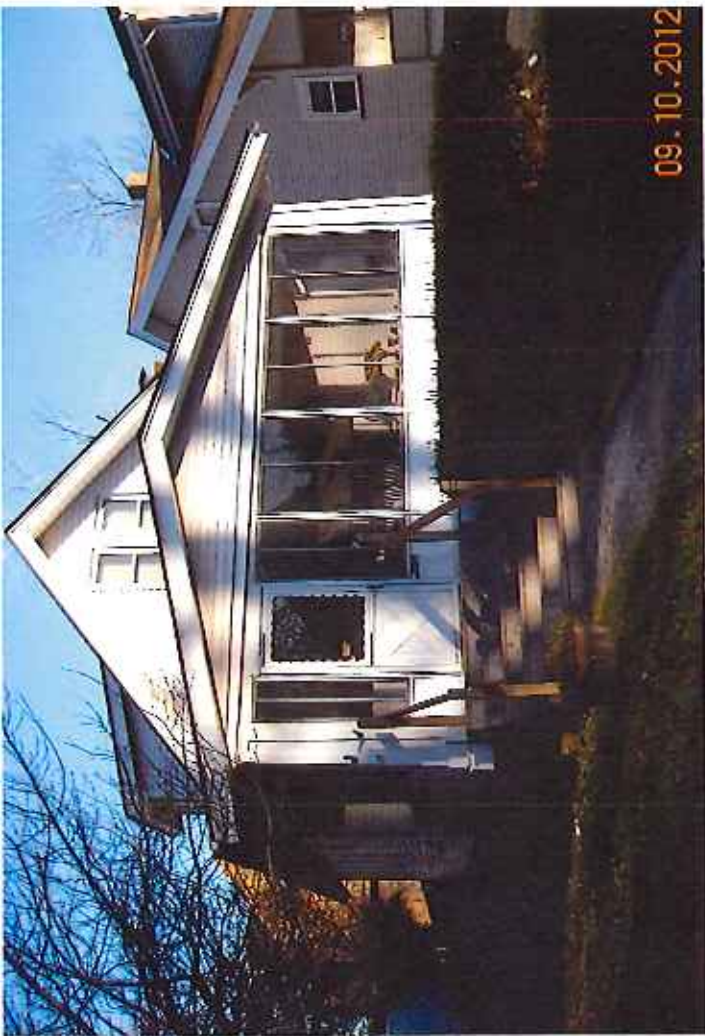


Docket #12-121-12: 1678 Victoria Avenue
 Chronology of Events Related
 Summary of Communication

2011	Circa 4/2011	Meluch	Phone call to Bldg Dept	This was my original formal complaint of condition of property. I found out much later (8/2011) that it was misconstrued as tall grass and weeds which was not the problem. While there were problems with tall grass and weeks prior to 2011, the tenants have been taking care of the lawn and, for the most part, are doing a good job.
	Circa 6/2011	Meluch	Phone call to J. Fillar	Spoke directly with Jeff Fillar around June/July about the problems with this property in general.
	09/12/11	Meluch	First Email to C. Lincoln	<p>Email to Christina Lincoln - forwarded info I attempted to send to Jeffrey Fillar w/ pictures/examples of some of the issues with the property.</p> <p>I just want to make sure we are talking about the same property. Since last summer (2010) there has been <u>no issue</u> with high grass - the tenants are very diligent about cutting it. <u>This is about the deteriorating condition of the house.</u></p> <p>I did speak directly with Jeff Fillar around June/July about the problems with this property in general. They have been sustained over the last several years and have consistently continued to deteriorate since I moved into the house with my husband in 2007 (he purchased in 2001). I specifically discussed the opening in the soffit with Jeff (and to make it worse there were squirrels living in there - we could hear them moving up and down the roof line when we were sitting in the back yard). That's just one of the problems - there are many. Below is the email I tried to send to Jeff Fillar yesterday attaching pictures I took of a couple of the issues.</p> <p>Victoria1.JPG This shows a close-up of the open/pried away soffit on the driveway side of the house. Victoria2.JPG Shows sideways gutter in the back of the house on the driveway side. Victoria3.JPG Shows a large portion of the siding missing from the side of the house which includes the open/pried away soffit area.</p>
	09/19/11	Lakewood	Email From C. Lincoln	I just wanted to let you know that the above property has been cited. They have until October 17 to comply with the correction notice.
	10/21/11	Lakewood	Email From C. Lincoln	I just wanted to let you know that inspector Mark Jewitt was out there yesterday and has requested a Prosecutor Hearing since none of the violations were fixed.
	11/23/11	Lakewood	Email From C. Lincoln	The prosecutor hearing for the above property is November 29th.
	11/30/11	Lakewood	Email From C. Lincoln	Just wanted to give you the update to the Prosecutor Hearing that occurred yesterday. They failed to appear so there should be a reinspection (date to be announced- Mark is off today) and then a request for summons. I will keep you posted!
2012	01/22/12	Meluch	Email to C. Lincoln	<p>I did notice that there were minor fixes at the house next door. The open soffits were closed with a piece of aluminum. Partial fix of the house at best. The gutter is still hanging off the back of the house draining excessive. Also front porch is dangerous - wood planks are close to breaking through - if not breaking through already. Just seems if they were told to do something, they did the absolute minimum. House still looks like it belongs in a run down section in Cleveland. Hopefully things are still in motion on this property.</p> <p>(found out much later that the fix to the soffit was probably due to the tenants reporting the problem with the squirrels).</p>
	01/23/12	Lakewood	Email From C. Lincoln	I just checked on this property and it went to a prosecutor hearing in late November and they failed to appear. The inspector (Mark Jewitt) that is dealing with that property is out until around 10 this morning. When he comes back I will ask him for a further update and get back to you. Thank you for keeping me informed.
	01/24/12	Lakewood	Email From C. Lincoln	I talked with the Inspector yesterday and all of the notices that we're sending are being returned. We're trying to find a correct address and a way to reach them. He had even gone to the office to get an address one day and that one wasn't good either. He's still working on it.
	03/11/12	Meluch	Email to C. Lincoln	Follow up - Re: status
	03/12/12	Lakewood	Email From C. Lincoln	We are currently trying to get in touch with the owner. It seems that whenever we get a new address or name, our mail is returned to us. I just recently had something come back to me that I sent there so we're in the process of tracking them down. We haven't given up!
	05/23/12	Meluch		<p>Any news on 1678/1680 Victoria. Nothing has changed. And actually I went on the porch there to deliver mail that had been delivered to our house in error. I almost tripped on the floor boards on the porch...they are raising up, i.e, warping and are pretty dangerous.</p> <p>The news on the block is that the owners - Doctors - are hoping the property gets condemned so they can tear it down and create a parking lot for their medical building. A very creative way to get what they want, wouldn't you agree?</p> <p>I'd appreciate any updates and any actions I can take to get this moved along. I wrote about this last August or September and nothing has been done at all.</p>

Docket #12-121-12: 1678 Victoria Avenue
 Chronology of Events Related
 Summary of Communication

05/23/12	Lakewood	Email From C. Lincoln	I think we've sent these notices to about 3 different addresses. They have recently paid their houses license and I believe that the correction notices went to that new address as well. Let me see what else I can find out and I will get back to you. I'm also going to forward your email on to our housing commissioner.
07/11/12	Meluch	Call to T. Bullock	Requested help with this situation and cited rumors since pre 7/2011 that Doctors intention all along was to demo this property in order to expand their parking lot.
07/13/12	Lakewood	Email From T. Bullock	Forwarded correspondence to date to Tom Bullock for review as per his request.
07/13/12	Lakewood	Email From T. Bullock	<p><i>Response to question raised: "I know you said that the owner has the option of what to do with their property. But can they turn residential property into a commercial property just like that?"</i></p> <p>I believe the answer is "no, not without a special vote of the Planning Commission", since 1678 Victoria is zoned as R2 residential (Single and Two Family), whereas the Victoria Medical Building is zoned C2 Commercial Retail. You can see for yourself at the map at this link: http://onlakewood.com/pdf/2009-01_Zoning_Map.pdf If any owner wanted to use the land parcel at 1678 for a purpose other than permissible (such as parking for a commercial business), they'd need to seek special permission before a board or commission (I think the Planning Commission) at a public meeting where neighbors such as you could comment and make your views known (e.g. you oppose it; you'd like adequate setbacks, fencing, screening vegetation, etc.).</p> <p>The permitted uses in R2 residential are defined by Lakewood Codified Ordinances 1123.02: 1123.02 PERMITTED PRINCIPAL USES. In the R2 District no building or premises shall be used or established which is designed, arranged, or intended for other than a single-family dwelling, two-family dwelling, adult family home, a cluster house development in compliance with the provisions of Section 1123.12 or a Planned Development in compliance with the provisions of 1123.12 ^{1123.12}. Parking for a commercial business is beyond this permitted definition, so would require special permission as I describe above.</p>
07/16/12	Lakewood	Email From T. Bullock	FYI I've learned the owners did not attend last Thursday's prosecutor hearing so the next step will be to go to court. The violations certainly are not resolved.
10/18/12	Meluch	Email to T. Bullock cc: C. Lincoln	Requested update on status of repairs. Also, advised concerning debris falling on our property from the house and/or medical center.
10/18/12	Lakewood	Email From C. Lincoln	They were at the Prosecutor again last week. They are now claiming that they are going to sell or demo it and were given yet another extension. Stay tuned...
10/18/12	Meluch	Email to T. Bullock cc: C. Lincoln	Expressed my disappointment in the process and reiterated my claim that the owner's intention all along was to demolish this house to use space for additional parking. Asked if there was anything else that could be done.
10/19/12	Lakewood	Email From C. Lincoln (response to my email to T. Bullock)	It is my understanding that this is in the court's hands now. We've cited the property, nothing has been done so we've sent it to prosecutor and they were granted an extension. We can't supercede the prosecutor or the court and we have to follow those channels. Mr. Butler, is that correct? Hopefully you'll be able to give Lynne some advice. I've been told we've been citing this property for a long time and nothing seems to get done.
10/19/12	Lakewood	Email From K. Butler	They have a month to pull permits and start work or they're going to court. That's straight from the prosecutor's mouth.
11/20/12	Meluch	Email to T. Bullock, C. Lincoln, K. Butler	Follow up - no work had been started.
11/20/12	Lakewood	Email From C. Lincoln	They were at the Prosecutor again last week. They are now claiming that they are going to sell or demo it and were given yet another extension. Stay tuned...
11/20/12	Lakewood	Email From K. Butler	I know that they have applied for the December architecture board of review meeting for the demolition. I believe that meeting is on December 13th. That's the latest.



Docket No.
12-122-12



Docket No.
12-122-12

KENNETH J. FISHER CO., L.P.A.

ATTORNEYS AT LAW

2100 TERMINAL TOWER
50 PUBLIC SQUARE • CLEVELAND, OHIO 44113-2204

KENNETH J. FISHER
DENNIS A. NEVAR

TEL (216) 696-7661
FAX (216) 696-0439

December 5, 2012

Bryce Sylvester, Board Secretary
Project Specialist II, Planning and Development
Cit of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Docket 12-124-12
13474 Edgewater Drive



Dear Secretary Sylvester:

I am in receipt of your correspondence dated December 5, 2012, in regard to the above-captioned matter. Please be advised that I will not be appearing in this matter.

Thank you for giving this matter your attention.

Very truly yours,

A handwritten signature of Kenneth J. Fisher.

Kenneth J. Fisher

KJF/kl

cc: Mark Reinhold

December 6, 2012

City of Lakewood
12650 Detroit Avenue
Lakewood, Oh 44107

Re: Demolition permit - 13474 Edgewater Drive

Dear sir/madam:

I live very close to 13474 Edgewater Drive and I believe this home is historically significant and should be preserved. A demolition permit should NOT be granted for 13474 Edgewater Drive.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gerald Sadlowski".

Gerald Sadlowski
13842 Lake Avenue
Lakewood, Oh 44107

Docket No. 12-124-12

Subj: FW: Sly house
 Date: 12/7/2012 4:50:11 P.M. Eastern Standard Time
 From: s.cheheyl@sbcglobal.net
 To: ssemaan@epalletinc.com, mhrein@aol.com
 CC: david@drickhamer.com

Hi Stacey, Mike, and Mark,

I thought that you would be interested in reading the following emails. Keep the faith for you have more friends out there than you know! David and Sharon live two doors south of me, again next to your property.

Also, I understand that you were introduced to my neighbor on the north last night, Jim Nieberding. He spoke very highly of you this morning. His friend Paul seems like an OK guy, too, although I have only met him once or twice.

Kindest regards,
 SARA

SARA C.

-----Original Message-----

From: David Drickhamer [<mailto:david@drickhamer.com>]
Sent: Friday, December 07, 2012 3:57 PM
To: SARA J CHEHEYL
Cc: Sharon O'Donnell
Subject: Re: Sly house

Feel free to forward my note with contact information. As a direct neighbor, we would simply like there to be a striking, high quality house next door, ideally with architectural details that fit with the neighborhood. That could be new or historic. And for a nice family to be living there, since people are what a neighborhood and community are all about, not old buildings.

David.

David Drickhamer

Mobile (best): 216.337.7881

david@drickhamer.com

1082 Wilbert Road, Lakewood, OH 44107 U.S.A.

On 12/7/2012 1:24 PM, SARA J CHEHEYL wrote:

Hi,

Happy that I have a supporter in this issue. I am in total agreement with you.

I did not say anything last night on their behalf for fear that my own house would be egged! It was truly an emotional meeting. I just do not see this group evaluating the long term rather than zeroing in on the short term? I, too, appreciate the historical angle, BUT, why make the Seeman property an example of an ordinance that has only been tested on public property, not private? Stacey, her husband and Mark know that I am on their team and should you wish to share your thoughts with them, I will give you a contact email. I would like to forward your email to them deleting your name?? This might give them some moral support so they will not abandon ship??

My big problem is that if they get pissed off enough they will just put up a For Sale sign and we will be back at square one. Tear the old (ugly in my book) down and turn the property in to a gorgeous property that runs from Edgewater to the Lake. What an addition to the neighbor hood this would be.

Thanks for sharing your thoughts with me—let's keep thinking, please. The approval for demolition with be coming up and maybe we could add some input considering that there are several of us who do adjoin the property.

SARA

-----Original Message-----

From: David Drickhamer [<mailto:david@drickhamer.com>]
Sent: Friday, December 07, 2012 10:29 AM

Subj: Fwd: Sly house Another Email To Read
Date: 12/7/2012 11:55:19 P.M. Eastern Standard Time
From: ssemaan@epalletinc.com
To: mgeorge@epalletinc.com, Mhrein@aol.com

Sent from my iPhone

Begin forwarded message:

From: SARA J CHEHEYL <s.chehey@sbcglobal.net>
Date: December 7, 2012, 4:57:29 PM EST
To: 'Stacey Semaan' <ssemaan@epalletinc.com>, 'MARK REINHOLD' <mhrein@aol.com>
Subject: FW: Sly house Another Email To Read

Hi again,
This is from David's wife, Sharon.
Keep your chins high,

SARA C.

-----Original Message-----

From: Sharon O'Donnell [mailto:sharonvdm@hotmail.com]
Sent: Friday, December 07, 2012 4:15 PM
To: David Drickhamer; Sara Chehey
Subject: RE: Sly house

Hi Sara

I agree with David. The neighborhood waited years for someone to buy the property and seem to have forgotten that. If I were them I would be feeling less than welcome right now. I think emotions are running high but the Kirtland Mansion is already gone. Fighting for this house isn't going to bring the old houses back. It has some nice features that could be salvaged but it's not that remarkable. It makes practical and financial sense to start again.

I would happily take the living room fireplace...

Please let the Seemans know that we aren't all lined up against them.

Sharon

Subj: **FW: Sly house Another Email To Read**
Date: 12/7/2012 4:56:59 P.M. Eastern Standard Time
From: s.chehey@sbcglobal.net
To: ssemaan@epalletinc.com, mhrein@aol.com

Hi again,
This is from David's wife, Sharon.
Keep your chins high,

SARA C.

-----Original Message-----

From: Sharon O'Donnell [<mailto:sharonvdm@hotmail.com>]
Sent: Friday, December 07, 2012 4:15 PM
To: David Drickhamer; Sara Chehey
Subject: RE: Sly house

Hi Sara

I agree with David. The neighborhood waited years for someone to buy the property and seem to have forgotten that. If I were them I would be feeling less than welcome right now. I think emotions are running high but the Kirtland Mansion is already gone. Fighting for this house isn't going to bring the old houses back. It has some nice features that could be salvaged but it's not that remarkable. It makes practical and financial sense to start again.

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Please let the Seemans know that we aren't all lined up against them.

Sharon

















